

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

17 Sherlowe Crescent, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Viewbank

Period - From

01/07/2025

to

30/06/2026

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property | Price       | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 24 Mcauley Dr ROSANNA 3084     | \$1,450,000 | 27/05/2026   |
| 2 | 23 Northwood Dr VIEWBANK 3084  | \$1,343,000 | 18/03/2026   |
| 3 | 140 Martins La VIEWBANK 3084   | \$1,460,000 | 14/03/2026   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/08/2026 10:30



**Rooms:** 7

**Property Type:** House

**Land Size:** 628 sqm approx

**Agent Comments**

## Comparable Properties



**24 Mcauley Dr ROSANNA 3084 (REI)**

**Agent Comments**



**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 27/05/2026

**Property Type:** House (Res)

**Land Size:** 928 sqm approx



**23 Northwood Dr VIEWBANK 3084 (REI/VG)**

**Agent Comments**



**Price:** \$1,343,000

**Method:** Sold Before Auction

**Date:** 18/03/2026

**Property Type:** House (Res)

**Land Size:** 586 sqm approx



**140 Martins La VIEWBANK 3084 (REI/VG)**

**Agent Comments**



**Price:** \$1,460,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 628 sqm approx