

# 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

70 Castleton Road, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,220,000 Property Type House Suburb Viewbank

Period - From 01/01/2026 to 31/03/2026 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	10 Oban Way MACLEOD 3085	\$1,065,000	02/05/2026
2	41 Hendersons Rd VIEWBANK 3084	\$1,072,000	27/02/2026
3	16 Conder Cl YALLAMBIE 3085	\$1,100,000	19/02/2026

**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:

19/05/2026 21:46



3 1 2

**Property Type:** House  
**Land Size:** 542 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2026: \$1,220,000

## Comparable Properties



**10 Oban Way MACLEOD 3085 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,065,000  
**Method:** Auction Sale  
**Date:** 02/05/2026  
**Property Type:** House  
**Land Size:** 442 sqm approx



**41 Hendersons Rd VIEWBANK 3084 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,072,000  
**Method:** Sold Before Auction  
**Date:** 27/02/2026  
**Property Type:** House (Res)  
**Land Size:** 559 sqm approx



**16 Conder CI YALLAMBIE 3085 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 19/02/2026  
**Property Type:** House  
**Land Size:** 577 sqm approx

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133



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