Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared: 21/10/2026

Property offered for sale

Address including suburb and postcode	**12 Skypac Street, Weir Views, Vic 3338**

Key features of the property

Building Type	Bedrooms	Bathrooms	Car spaces	Internal floor (m²)	Land size (m²)
HOUSE	4	2	2	162	351

Indicative selling price

Range between $599,000 and $649,000

Seller’s reserve price

N/A

Median sale price

Median price	Property type	Suburb
$596,000	House	Weir Views
01/07/2026 to 30/09/2026	Source: PropTrack	

Comparable property sales

Three comparable properties sold within two kilometres in the last six months.

Comparable property 1

Address	Sale price	Date of sale
9 Athena Road, Weir Views, VIC 3338	$600,000	29/06/2026

Building	Beds	Baths	Cars	Internal m²	Land m²
House	4	2	2	N/A	350

Comparable property 2

Address	Sale price	Date of sale
11 Scorpio Road, Weir Views, VIC 3338	$600,000	19/07/2026

Building	Beds	Baths	Cars	Internal m²	Land m²
House	4	2	2	N/A	350

Comparable property 3

Address	Sale price	Date of sale
10 Yeoman Street, Melton South, VIC 3338	$595,000	03/07/2026

Building	Beds	Baths	Cars	Internal m²	Land m²
House	4	2	2	N/A	350

Reason there are fewer than three comparable properties

N/A

Sale outcome

The sale price must be included within seven days after the unconditional sale,

unless an application for an exemption is pending or an exemption has been granted.

Sale price	**$**_____
Unconditional sale date	_____/_____/_____