

## 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 TAMBORITHA BOULEVARD WEIR VIEWS VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Weir Views

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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 6 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 29 SHELTERBELT AVENUE WEIR VIEWS VIC 3338 | \$740,000 | 08-Sep-25 |
| 6 TAXON ROAD WEIR VIEWS VIC 3338          | \$750,000 | 27-Sep-25 |
| 39 SHELTERBELT AVENUE WEIR VIEWS VIC 3338 | \$750,000 | 11-Aug-25 |

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 6 months.~~

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Abbas Nayani  
P 0478775906  
M 0478775906  
E anayani@localexpertz.com.au



**29 SHELTERBELT AVENUE WEIR  
VIEWS VIC 3338**

4 2 2

Sold Price **\$740,000** Sold Date **08-Sep-25**

Distance **0.81km**



**6 TAXON ROAD WEIR VIEWS VIC  
3338**

4 2 2

Sold Price **\$750,000** Sold Date **27-Sep-25**

Distance **0.7km**



**39 SHELTERBELT AVENUE WEIR  
VIEWS VIC 3338**

4 3 2

Sold Price Sold Date **11-Aug-25**

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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