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

183 Rees Road, Weir Views Vic 3338

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|------------|-----|-------------|-----|-----------|------|--------|------------|--|--|
| Range betweer | \$600,000 | | & | | \$660,000 | | | | | |
| Median sale pr | rice | | | | | | | | | |
| Median price | \$557,500 | Pro | operty Type | Hou | se | | Suburb | Weir Views | | |
| Period - From | 01/04/2025 | to | 30/06/2025 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------|-----------|--------------|
| 1 | 57 Rees Rd MELTON SOUTH 3338 | \$660,000 | 26/05/2025 |
| 2 | 11 Heron Way MELTON SOUTH 3338 | \$650,000 | 01/05/2025 |
| 3 | 6 Ryebank St WEIR VIEWS 3338 | \$650,000 | 13/03/2025 |

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:

11/07/2025 08:45



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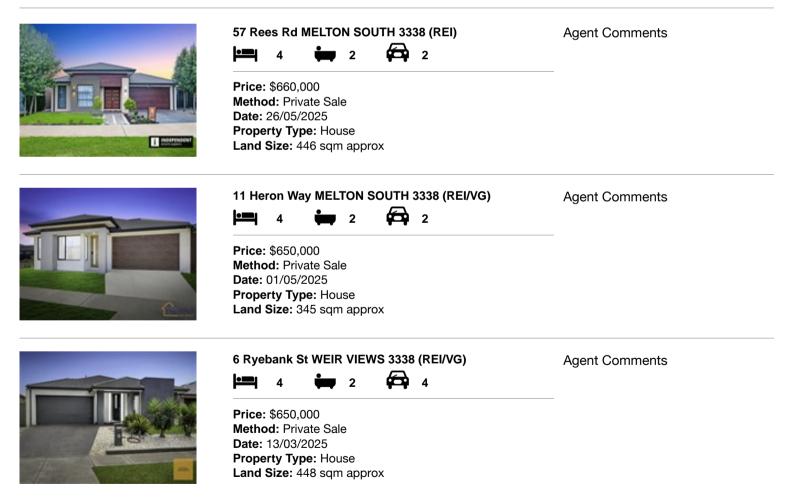
Nick Eres 0498 032 998 nick@whitefoxrealestate.com.au





Property Type: Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median House Price June quarter 2025: \$557,500

Comparable Properties



Account - Whitefox Real Estate | P: 96459699



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