

## 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

21 SHELTERBELT AVENUE WEIR VIEWS VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$619,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$373,000

Property type

Land

Suburb

Weir Views

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

1 BIOTIC CLOSE WEIR VIEWS VIC 3338	\$630,000	22-Apr-25
105 SHELTERBELT AVENUE WEIR VIEWS VIC 3338	\$574,000	07-Sep-24
58 SHELTERBELT AVENUE WEIR VIEWS VIC 3338	\$689,900	26-May-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.~~

This Statement of Information was prepared on: 27 June 2025



**1 BIOTIC CLOSE WEIR VIEWS VIC 3338**

 4  2  2

Sold Price

**\$630,000**

Sold Date

**22-Apr-25**

Distance

**0.06km**



**105 SHELTERBELT AVENUE WEIR VIEWS VIC 3338**

 3  2  2

Sold Price

**\$574,000**

Sold Date

**07-Sep-24**

Distance

**0.12km**



**58 SHELTERBELT AVENUE WEIR VIEWS VIC 3338**

 4  3  1

Sold Price

**\$689,900**

Sold Date

**26-May-25**

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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