

## 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

26 TOOLERN WATERS DRIVE 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

\$570,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$549,825

Property type

House

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

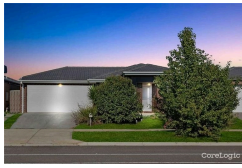
Date of sale

25 TOOLERN WATERS DRIVE WEIR VIEWS VIC 3338	\$550,000	12-Jun-24
61 CORBET STREET WEIR VIEWS VIC 3338	\$550,000	22-Oct-24
19 NORWOOD AVENUE WEIR VIEWS VIC 3338	\$550,000	29-Sep-24

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: 03 June 2025



**25 TOOLERN WATERS DRIVE  
WEIR VIEWS VIC 3338**

 4  2  2

Sold Price **\$550,000** Sold Date **12-Jun-24**

Distance **0.06km**



**61 CORBET STREET WEIR VIEWS  
VIC 3338**

 4  2  2

Sold Price

Sold Date **22-Oct-24**

Distance **0.12km**



**19 NORWOOD AVENUE WEIR  
VIEWS VIC 3338**

 4  2  2

Sold Price

Sold Date **29-Sep-24**

Distance **0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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