

## 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

3 HORAN WAY 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

\$600,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Weir Views

Period-from

01 Oct 2024

to

30 Sep 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 39 FELLOWS STREET WEIR VIEWS VIC 3338     | \$617,000 | 11-Jun-25 |
| 9 FELLOWS STREET WEIR VIEWS VIC 3338      | \$600,000 | 05-Sep-25 |
| 84 MARRIOTT BOULEVARD WEIR VIEWS VIC 3338 | \$620,000 | 08-May-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: 09 October 2025



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### 39 FELLOWS STREET WEIR VIEWS VIC 3338

4 2 2

Sold Price

**\$617,000**

Sold Date

**11-Jun-25**

Distance

**0.18km**



### 9 FELLOWS STREET WEIR VIEWS VIC 3338

4 2 2

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**05-Sep-25**

Distance

**0.18km**



### 84 MARRIOTT BOULEVARD WEIR VIEWS VIC 3338

4 2 2

Sold Price

**\$620,000**

Sold Date

**08-May-24**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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