

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

30 Weir Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$299,000

Median sale price

Median price \$516,000

Property Type House

Suburb Sale

Period - From 01/07/2025

to 30/09/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	132 Dawson St SALE 3850	\$295,000	03/10/2025
2	32 Hoddle St SALE 3850	\$300,000	16/06/2025
3	24 Weir St SALE 3850	\$335,000	11/06/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

20/10/2025 17:59



Property Type: House

Land Size: 567 sqm approx

Agent Comments

Comparable Properties



132 Dawson St SALE 3850 (REI)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 03/10/2025

Property Type: House

Land Size: 585 sqm approx



32 Hoddle St SALE 3850 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 16/06/2025

Property Type: House

Land Size: 581 sqm approx



24 Weir St SALE 3850 (REI/VG)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 11/06/2025

Property Type: House

Land Size: 567 sqm approx