

## 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

33 SANCTUM 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

\$639,000

&

\$669,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Weir Views

Period-from

01 Jul 2024

to

30 Jun 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

11 SANCTUM DRIVE WEIR VIEWS VIC 3338	\$690,000	01-Jul-25
60 KINGDOM BOULEVARD WEIR VIEWS VIC 3338	\$657,000	15-Feb-25
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: 09 July 2025

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### 11 SANCTUM DRIVE WEIR VIEWS VIC 3338

4 2 2

Sold Price

<sup>RS</sup> \$690,000

Sold Date

01-Jul-25

Distance

0.15km



### 60 KINGDOM BOULEVARD WEIR VIEWS VIC 3338

4 2 2

Sold Price

\$657,000

Sold Date

15-Feb-25

Distance

0.17km



### 58 SHELTERBELT AVENUE WEIR VIEWS VIC 3338

4 3 1

Sold Price

\$689,900

Sold Date

26-May-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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