

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
4 STONEFLY CIRCUIT WEIR VIEWS VIC 3338

Indicative selling price

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

Single Price or range between \$265,000 & \$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price	<input type="text"/> \$377,000	Property type	<input type="text"/> Land	Suburb	<input type="text"/> Weir Views
Period-from	<input type="text"/> 01 Nov 2024	to	<input type="text"/> 31 Oct 2025	Source	<input type="text"/> 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
24 SCORPIO ROAD WEIR VIEWS VIC 3338	\$265,000	06-Nov-25
25 COOK ROAD MELTON SOUTH VIC 3338	\$270,000	18-Jul-25
1 BIOTA WALK WEIR VIEWS VIC 3338	\$260,000	17-Apr-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.

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**24 SCORPIO ROAD WEIR VIEWS
VIC 3338**



Sold Price

^{RS} **\$265,000** Sold Date **06-Nov-25**

Distance **0.44km**



**25 COOK ROAD MELTON SOUTH
VIC 3338**



Sold Price

\$270,000 Sold Date **18-Jul-25**

Distance **1.19km**



**1 BIOTA WALK WEIR VIEWS VIC
3338**



Sold Price

\$260,000 Sold Date **17-Apr-25**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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