

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

40 STUDLEY STREET 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

\$499,000

&

\$539,000

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

52 WATERBIRD CIRCUIT WEIR VIEWS VIC 3338	\$510,000	06-Feb-25
5 MONETA WAY WEIR VIEWS VIC 3338	\$505,000	06-Jan-25
29 MOROKA AVENUE WEIR VIEWS VIC 3338	\$560,000	10-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: 06 June 2025



52 WATERBIRD CIRCUIT WEIR VIEWS VIC 3338

 3  2  1

Sold Price

\$510,000

Sold Date

06-Feb-25

Distance

1.22km



5 MONETA WAY WEIR VIEWS VIC 3338

 3  2  1

Sold Price

\$505,000

Sold Date

06-Jan-25

Distance

0.27km



29 MOROKA AVENUE WEIR VIEWS VIC 3338

 3  2  1

Sold Price

^{RS} **\$560,000**

Sold Date

10-May-25

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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