

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

5 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,825

Property type

House

Suburb

Weir Views

Period-from

01 May 2024

to

30 Apr 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

6 STONEFLY CIRCUIT WEIR VIEWS VIC 3338	\$485,000	23-Jun-24
29 MOROKA AVENUE WEIR VIEWS VIC 3338	\$560,000	10-May-25
22 EAGLEVALE ROAD WEIR VIEWS VIC 3338	\$520,000	15-Oct-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: 19 May 2025



6 STONEFLY CIRCUIT WEIR VIEWS VIC 3338 Sold Price **\$485,000** Sold Date **23-Jun-24**

 3  2  -

Distance **0.04km**



29 MOROKA AVENUE WEIR VIEWS VIC 3338 Sold Price ^{RS} **\$560,000** Sold Date **10-May-25**

 3  2  1

Distance **0.07km**



22 EAGLEVALE ROAD WEIR VIEWS VIC 3338 Sold Price **\$520,000** Sold Date **15-Oct-24**

 3  2  2

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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