

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

6 PIGDON 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

\$519,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Other

Suburb

Weir Views

Period-from

01 Nov 2024

to

31 Oct 2025

Source

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

8 BARNATO STREET WEIR VIEWS VIC 3338	\$615,000	12-Sep-25
40 FELLOWS STREET WEIR VIEWS VIC 3338	\$543,000	02-Sep-25
30 FELLOWS STREET WEIR VIEWS VIC 3338	\$535,000	23-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: 17 November 2025



**8 BARNATO STREET WEIR VIEWS
VIC 3338**

 4  2  2

Sold Price

\$615,000

Sold Date

12-Sep-25

Distance

0.05km



**40 FELLOWS STREET WEIR VIEWS
VIC 3338**

 4  2  1

Sold Price

\$543,000

Sold Date

02-Sep-25

Distance

0.16km



**30 FELLOWS STREET WEIR VIEWS
VIC 3338**

 4  2  2

Sold Price

\$535,000

Sold Date

23-May-25

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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