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	7 CLANCY ROAD 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	$579,000	&	$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	House	Suburb	Weir Views
Period-from	01 May 2025	to	30 Apr 2026	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
36 STONEFLY CIRCUIT WEIR VIEWS VIC 3338	$622,000	06-May-26
6 BINDLEY CRESCENT WEIR VIEWS VIC 3338	$581,000	10-Feb-26

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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36 STONEFLY CIRCUIT WEIR VIEWS VIC 3338

4 2 2

Sold Price RS $622,000 Sold Date 06-May-26

Distance 0.4km

6 BINDLEY CRESCENT WEIR VIEWS VIC 3338

4 2 2

Sold Price $581,000 Sold Date 10-Feb-26

Distance 1.59km

RS = Recent sale UN = Undisclosed Sale

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