

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

8 MONETA WAY 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

\$280,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Weir Views

Period-from

01 Jul 2024

to

30 Jun 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

6 BABINA AVENUE MELTON SOUTH VIC 3338	\$290,000	06-May-25
18 WICKLOW DRIVE MELTON SOUTH VIC 3338	\$280,000	15-May-25
4 KIRNER ROAD MELTON SOUTH VIC 3338	\$290,000	12-Feb-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.~~

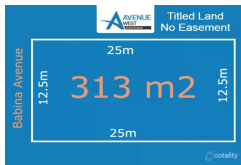
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**6 BABINA AVENUE MELTON
SOUTH VIC 3338**

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Sold Price **\$290,000** Sold Date **06-May-25**

Distance **0.76km**



**18 WICKLOW DRIVE MELTON
SOUTH VIC 3338**

4 2 -

Sold Price **\$280,000** Sold Date **15-May-25**

Distance **0.85km**



**4 KIRNER ROAD MELTON SOUTH
VIC 3338**

3 2 -

Sold Price **\$290,000** Sold Date **12-Feb-25**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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