

## 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

9 AMBLE WAY WEIR VIEWS VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$749,500

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$373,000

Property type

Land

Suburb

Weir Views

Period-from

01 Aug 2024

to

31 Jul 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 DOOLANS STREET WEIR VIEWS VIC 3338	\$700,000	18-Jun-25
25 MIDGARD ROAD WEIR VIEWS VIC 3338	\$985,000	11-Aug-25
11 SANCTUM DRIVE WEIR VIEWS VIC 3338	\$690,000	20-Jun-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: 19 August 2025



**6 DOOLANS STREET WEIR VIEWS  
VIC 3338**

 5  2  2

Sold Price

**\$700,000**

Sold Date

**18-Jun-25**

Distance

**0.6km**



**25 MIDGARD ROAD WEIR VIEWS  
VIC 3338**

 4  2  2

Sold Price

<sup>RS</sup> **\$985,000**

Sold Date

**11-Aug-25**

Distance

**0.96km**



**11 SANCTUM DRIVE WEIR VIEWS  
VIC 3338**

 4  2  2

Sold Price

**\$690,000**

Sold Date

**20-Jun-25**

Distance

**1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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