

## 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 HORAN WAY WEIR VIEWS VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$599,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Weir Views

Period-from

01 Sep 2025

to

31 Aug 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

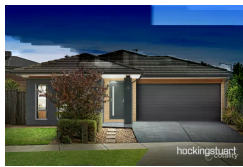
Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 22 WATERBIRD CIRCUIT WEIR VIEWS VIC 3338 | \$610,000 | 19-Aug-26 |
| 16 LEON DRIVE WEIR VIEWS VIC 3338        | \$620,000 | 25-Jun-26 |
| 6 FOYLE CRESCENT WEIR VIEWS VIC 3338     | \$620,000 | 24-Jun-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.~~

This Statement of Information was prepared on: 10 September 2026



### 22 WATERBIRD CIRCUIT WEIR VIEWS VIC 3338

 4
  2
  2

Sold Price

<sup>RS</sup> **\$610,000** Sold Date **19-Aug-26**

Distance **1.64km**



### 16 LEON DRIVE WEIR VIEWS VIC 3338

 4
  2
  2

Sold Price

**\$620,000** Sold Date **25-Jun-26**

Distance **0.55km**



### 6 FOYLE CRESCENT WEIR VIEWS VIC 3338

 4
  2
  2

Sold Price

Sold Date **24-Jun-26**

Distance **1.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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