

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

30 Parrot Drive, Weir Views Vic 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$390,000

Median sale price

Median price \$359,500

Property Type Vacant land

Suburb Weir Views

Period - From 17/04/2025

to 16/04/2026

Source Property Data

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 six 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
1	5 Landmark Rd WEIR VIEWS 3338	\$385,000	12/02/2026
2	147 Shelterbelt Av WEIR VIEWS 3338	\$392,000	02/12/2025
3	166 Shelterbelt Av WEIR VIEWS 3338	\$392,000	26/11/2025

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 six months.~~

This Statement of Information was prepared on:

17/04/2026 12:20



Property Type: Land
Land Size: 509 sqm approx
 Agent Comments

Indicative Selling Price
 \$390,000
Median Land Price
 17/04/2025 - 16/04/2026: \$359,500

Comparable Properties



5 Landmark Rd WEIR VIEWS 3338 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 12/02/2026
Property Type: Land
Land Size: 447 sqm approx

147 Shelterbelt Av WEIR VIEWS 3338 (VG)

Agent Comments



Price: \$392,000
Method: Sale
Date: 02/12/2025
Property Type: Land
Land Size: 448 sqm approx

166 Shelterbelt Av WEIR VIEWS 3338 (VG)

Agent Comments



Price: \$392,000
Method: Sale
Date: 26/11/2025
Property Type: Land
Land Size: 474 sqm approx

Account - Besser & Co EA | P: 03 9531 1000



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