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**Selling or Property Management**

## **STATEMENT OF INFORMATION**

40 WATERBIRD CIRCUIT, WEIR VIEWS, VIC 3338

PREPARED BY NAV SARKARIA, IRC REAL ESTATE, PHONE: 0484328837

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**40 WATERBIRD CIRCUIT, WEIR VIEWS,**



**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$405,000 to \$435,000**

Provided by: Nav Sarkaria, IRC Real Estate

## MEDIAN SALE PRICE



**WEIR VIEWS, VIC, 3338**

**Suburb Median Sale Price (Vacant Land)**

**\$373,000**

01 January 2025 to 31 December 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**166 SHELTERBELT AVE, WEIR VIEWS, VIC 3338**



**Sale Price**

**\$392,000**

Sale Date: 26/11/2025

Distance from Property: 808m



**96 UPLANDS CRES, WEIR VIEWS, VIC 3338**



**Sale Price**

**\$440,000**

Sale Date: 05/12/2025

Distance from Property: 829m



**150 EXFORD RD, MELTON SOUTH, VIC 3338**



**Sale Price**

**\*\$420,000**

Sale Date: 15/01/2026

Distance from Property: 845m



This report has been compiled on 24/03/2026 by IRC Real Estate. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

40 WATERBIRD CIRCUIT, 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)

Price Range: \$405,000 to \$435,000


### Median sale price

Median price: \$373,000

Property type: Vacant Land

Suburb: WEIR VIEWS

Period: 01 January 2025 to 31 December 2025

Source: 

### Comparable property sales

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

166 SHELTERBELT AVE, WEIR VIEWS, VIC 3338	\$392,000	26/11/2025
96 UPLANDS CRES, WEIR VIEWS, VIC 3338	\$440,000	05/12/2025
150 EXFORD RD, MELTON SOUTH, VIC 3338	*\$420,000	15/01/2026

This Statement of Information was prepared on: 24/03/2026