

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 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 agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. 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.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or 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, included with any internet advertisement 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 before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and
postcode

Toolern Waters Estate, Weir Views VIC 3338 – Stage 13

Indicative selling price

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

Lot type or class e.g. One bedroom units	Single price
Lot 1353	\$300,000
Lots 1363, 1367	\$310,000
Lots 1318, 1320, 1326, 1327	\$330,000
Lots 1313, 1321, 1322, 1324, 1325, 1344, 1345, 1347, 1354, 1355, 1358, 1359, 1377, 1379	\$350,000
Lot 1348	\$352,000
Lot 1303, 1305, 1306, 1332, 1333, 1334, 1339, 1340	\$355,000
Lot 1337	\$360,000
Lot 1319	\$380,000
Lots 1300, 1338, 1342	\$387,000
Lots 1349, 1350	\$415,000
Lot 1336	\$420,000
Lot 1314	\$430,000

Lot 1316	\$490,000
Lot 1311	\$500,000
Lot 1315	\$550,000

Suburb unit median sale price

Median price \$600,000

Suburb Weir Views

Period - From Dec. 2024

To Nov. 2025

Source Realestate.com.au

Comparable property sales

These are the details of the three lots that the estate agent or agent's representative considers to be most comparable to the lots for sale. These lots must be of the same type or class as the lots for sale, been sold within the last six months, and located within two kilometres of the lots for sale.

Lot type or class

E.g. One bedroom units

	Address of comparable lot	Price	Date of sale
300m2 – 400m2	31 Metroon Drive, Weir Views (400m2)	\$330,000	2/06/2025
	8 Moneta Way, Weir Views (304m2)	\$275,000	11/08/2025
	8 Midgard Road, Weir Views (400m2)	\$335,000	28/05/2025

Lot type or class

E.g. One bedroom units

	Address of comparable lot	Price	Date of sale
400m2 – 500m2	5 Cone Way, Weir Views (448m2)	\$380,000	22/09/2025
	N/A		
	N/A		

Lot type or class

E.g. One bedroom units

	Address of comparable lot	Price	Date of sale
Over 500m2	54 Uplands Crescent, Melton South (546m2)	\$390,000	22/04/2025
	81 Kingdom Boulevard, Weir Views (702m2)	\$485,000	31/05/2025
	20 Warranooke Street, Melton South (560m2)	\$420,000	17/03/2025

This Statement of Information was prepared on:

5/12/2025