

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

7 CLANCY ROAD WEIR VIEWS VIC 3338

Indicative selling price

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

Single Price

or range
between

\$579,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Weir Views

Period-from

01 May 2025

to

30 Apr 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

36 STONEFLY CIRCUIT WEIR VIEWS VIC 3338	\$622,000	06-May-26
6 BINDLEY CRESCENT WEIR VIEWS VIC 3338	\$581,000	10-Feb-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: 25 May 2026

**36 STONEFLY CIRCUIT WEIR
VIEWS VIC 3338**

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Sold Price ^{RS} **\$622,000** Sold Date **06-May-26**Distance **0.4km****6 BINDLEY CRESCENT WEIR
VIEWS VIC 3338**

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Sold Price **\$581,000** Sold Date **10-Feb-26**Distance **1.59km****RS** = Recent sale **UN** = Undisclosed Sale

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