

## 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

22 GLENELLY STREET 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

\$689,000

&

\$729,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Weir Views

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 13 NORE CRESCENT WEIR VIEWS VIC 3338     | \$697,500 | 08-Nov-25 |
| 16 NORE CRESCENT WEIR VIEWS VIC 3338     | \$723,000 | 27-May-25 |
| 8 WATERWAY BOULEVARD WEIR VIEWS VIC 3338 | \$750,000 | 20-Mar-25 |

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 November 2025



**13 NORE CRESCENT WEIR VIEWS  
VIC 3338**

Sold Price

RS

**\$697,500**

Sold Date **08-Nov-25**



4



2



2

Distance

**0km**



**16 NORE CRESCENT WEIR VIEWS  
VIC 3338**

Sold Price

**\$723,000**

Sold Date **27-May-25**



4



2



2

Distance

**0km**



**8 WATERWAY BOULEVARD WEIR  
VIEWS VIC 3338**

Sold Price

**\$750,000**

Sold Date **20-Mar-25**



4



2



2

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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