

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared: 12/10/2026

Property offered for sale

Address (including suburb and postcode)	32 Waterbird Circuit, Weir Views, Vic 3338
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Key features of the property

Building Type	# bedrooms	# bathrooms	# car spaces	Internal floor space (m ²)	Total land size (m ²)
HOUSE	3	2	2	280	280

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price	\$570,000
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Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price: \$570,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	Property type	Suburb
\$596,000	House	Weir Views
Period	01/07/2026 to 30/09/2026	Source: PropTrack

For more information visit consumer.vic.gov.au/underquoting

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months. These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
27 Growth Drive, Weir Views, VIC 3338	\$556,000	26/08/2026
Building Type	# bedrooms	# bathrooms
House	3	2
# car spaces	Internal floor space (m ²)	Total land size (m ²)
2	N/A	327

Comparable property 2

Address	Sale price	Date of sale
20 Glenard Avenue, Strathtulloh, VIC 3338	\$559,000	02/05/2026
Building Type	# bedrooms	# bathrooms
House	3	2
# car spaces	Internal floor space (m ²)	Total land size (m ²)
2	N/A	191

Comparable property 3

Address	Sale price	Date of sale
3 Cobungra Road, Weir Views, VIC 3338	\$570,000	10/09/2026
Building Type	# bedrooms	# bathrooms
House	3	3
# car spaces	Internal floor space (m ²)	Total land size (m ²)
2	N/A	400

Reason there are fewer than three comparable properties

N/A

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Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	\$ _____
Unconditional sale date	____/____/____

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