

# Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared: 21/10/2026

## Property offered for sale

|                                       |                                        |
|---------------------------------------|----------------------------------------|
| Address including suburb and postcode | 12 Skypac Street, Weir Views, Vic 3338 |
|---------------------------------------|----------------------------------------|

## Key features of the property

| Building Type | Bedrooms | Bathrooms | Car spaces | Internal floor (m²) | Land size (m²) |
|---------------|----------|-----------|------------|---------------------|----------------|
| HOUSE         | 4        | 2         | 2          | 162                 | 351            |

## Indicative selling price

Range between \$599,000 and \$649,000

## Seller’s reserve price

N/A

## Median sale price

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

# Comparable property sales

Three comparable properties sold within two kilometres in the last six months.

## Comparable property 1

| Address                             |  |  | Sale price |  | Date of sale |
|-------------------------------------|--|--|------------|--|--------------|
| 9 Athena Road, Weir Views, VIC 3338 |  |  | \$600,000  |  | 29/06/2026   |

| Building | Beds | Baths | Cars | Internal m² | Land m² |
|----------|------|-------|------|-------------|---------|
| House    | 4    | 2     | 2    | N/A         | 350     |

## Comparable property 2

| Address                               |  |  | Sale price |  | Date of sale |
|---------------------------------------|--|--|------------|--|--------------|
| 11 Scorpio Road, Weir Views, VIC 3338 |  |  | \$600,000  |  | 19/07/2026   |

| Building | Beds | Baths | Cars | Internal m² | Land m² |
|----------|------|-------|------|-------------|---------|
| House    | 4    | 2     | 2    | N/A         | 350     |

## Comparable property 3

| Address                                  |  |  | Sale price |  | Date of sale |
|------------------------------------------|--|--|------------|--|--------------|
| 10 Yeoman Street, Melton South, VIC 3338 |  |  | \$595,000  |  | 03/07/2026   |

| Building | Beds | Baths | Cars | Internal m² | Land m² |
|----------|------|-------|------|-------------|---------|
| House    | 4    | 2     | 2    | N/A         | 350     |

## Reason there are fewer than three comparable properties

N/A

# Sale outcome

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

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