

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

20 RYEBANK STREET 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 \$389,000 & \$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$600,000 Property type House Suburb Weir Views
Period-from 01 Sep 2025 to 31 Aug 2026 Source Totality

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
11 RIVERVISTA ROAD WEIR VIEWS VIC 3338	\$395,000	06-Jul-26
58 WATERWAY BOULEVARD WEIR VIEWS VIC 3338	\$370,000	14-Jul-26
26 SKYPAC STREET WEIR VIEWS VIC 3338	\$335,000	06-Jun-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: 09 September 2026



11 RIVERVISTA ROAD WEIR VIEWS Sold Price **\$395,000** Sold Date **06-Jul-26**
VIC 3338
 🏠 4 🚗 2 🚚 - Distance **0.09km**



58 WATERWAY BOULEVARD WEIR Sold Price **\$370,000** Sold Date **14-Jul-26**
VIEWS VIC 3338
 🏠 4 🚗 2 🚚 2 Distance **0.12km**



26 SKYPAC STREET WEIR VIEWS Sold Price **\$335,000** Sold Date **06-Jun-26**
VIC 3338
 🏠 4 🚗 2 🚚 2 Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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