

## 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

47 COBUNGRA ROAD 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

\$565,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Weir Views

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

7 OAKBRIDGE STREET WEIR VIEWS VIC 3338	\$606,000	19-Feb-25
6 SHERBOURNE ROAD WEIR VIEWS VIC 3338	\$599,000	13-Jan-25
33 STONEFLY CIRCUIT WEIR VIEWS VIC 3338	\$615,000	07-Sep-20

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 April 2025



## 7 OAKBRIDGE STREET WEIR VIEWS VIC 3338

3 2 2

Sold Price **\$606,000** Sold Date **19-Feb-25**

Distance **0km**



## 6 SHERBOURNE ROAD WEIR VIEWS VIC 3338

3 2 2

Sold Price **\$599,000** Sold Date **13-Jan-25**

Distance **0km**



## 33 STONEFLY CIRCUIT WEIR VIEWS VIC 3338

4 2 2

Sold Price **\$615,000** Sold Date **07-Sep-20**

Distance **0.87km**

RS = Recent sale      UN = Undisclosed Sale

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