

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

14 ERNE MEWS 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

\$720,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

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

82 OLDBRIDGE BOULEVARD WEIR VIEWS VIC 3338	\$770,000	04-Sep-25
39 SHELTERBELT AVENUE WEIR VIEWS VIC 3338	\$750,000	24-Oct-25
2 HARLOW DRIVE STRATHTULLOH VIC 3338	\$755,000	14-May-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: 06 November 2025


**82 OLDBRIDGE BOULEVARD WEIR
VIEWS VIC 3338**

 4
  3
  2

Sold Price

\$770,000

Sold Date

04-Sep-25

Distance

0.49km

**39 SHELTERBELT AVENUE WEIR
VIEWS VIC 3338**

 4
  3
  2

Sold Price

^{RS} **\$750,000**

Sold Date

24-Oct-25

Distance

1.42km

**2 HARLOW DRIVE STRATHTULLOH
VIC 3338**

 4
  3
  2

Sold Price

\$755,000

Sold Date

14-May-25

Distance

2.14km
RS = Recent sale

UN = Undisclosed Sale

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