

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

3 OAKBRIDGE 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

\$559,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Weir Views

Period-from

01 Sep 2024

to

31 Aug 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

3 WELLAND ROAD WEIR VIEWS VIC 3338	\$579,000	25-Apr-25
10 GROWTH DRIVE WEIR VIEWS VIC 3338	\$580,000	29-Jul-25
36 SAMUEL ROAD WEIR VIEWS VIC 3338	\$585,000	30-Jun-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.~~

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3 WELLAND ROAD WEIR VIEWS VIC 3338

 3  2  2

Sold Price **\$579,000** Sold Date **25-Apr-25**

Distance **0km**

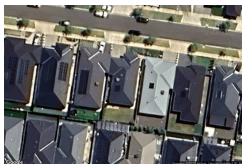


10 GROWTH DRIVE WEIR VIEWS VIC 3338

 3  2  2

Sold Price **\$580,000** Sold Date **29-Jul-25**

Distance **0.79km**



36 SAMUEL ROAD WEIR VIEWS VIC 3338

 3  2  -

Sold Price **\$585,000** Sold Date **30-Jun-25**

Distance **1.2km**

RS = Recent sale **UN** = Undisclosed Sale

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