

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

39 COBUNGRA ROAD 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

\$440,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$373,000

Property type

Land

Suburb

Weir Views

Period-from

01 Jul 2024

to

30 Jun 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

36 BIRKDALE WAY WEIR VIEWS VIC 3338	\$420,000	23-Apr-25
35 GROWTH DRIVE WEIR VIEWS VIC 3338	\$440,000	11-Oct-24
37 RIVERSDALE BOULEVARD WEIR VIEWS VIC 3338	\$321,000	10-Jan-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: 08 July 2025



**36 BIRKDALE WAY WEIR VIEWS
VIC 3338**

 -  -  -

Sold Price

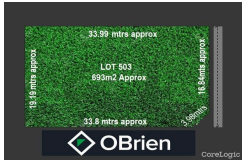
\$420,000

Sold Date

23-Apr-25

Distance

0km



**35 GROWTH DRIVE WEIR VIEWS
VIC 3338**

 4  3  -

Sold Price

\$440,000

Sold Date

11-Oct-24

Distance

0.87km



**37 RIVERSDALE BOULEVARD
WEIR VIEWS VIC 3338**

 4  2  -

Sold Price

\$321,000

Sold Date

10-Jan-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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