

## 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

5 TAMBORITHA BOULEVARD WEIR VIEWS VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$649,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Weir Views

Period-from

01 Jun 2024

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 60 KINGDOM BOULEVARD WEIR VIEWS VIC 3338   | \$657,000 | 15-Feb-25 |
| 23 OLDBRIDGE BOULEVARD WEIR VIEWS VIC 3338 | \$690,000 | 02-Apr-25 |
| 6 RYEBANK STREET WEIR VIEWS VIC 3338       | \$650,000 | 13-Feb-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: 23 June 2025



**60 KINGDOM BOULEVARD WEIR VIEWS VIC 3338**

Sold Price **\$657,000** Sold Date **15-Feb-25**

4 2 2

Distance **0.48km**



**23 OLDBRIDGE BOULEVARD WEIR VIEWS VIC 3338**

Sold Price **\$690,000** Sold Date **02-Apr-25**

4 2 2

Distance **0.7km**



**6 RYEBANK STREET WEIR VIEWS VIC 3338**

Sold Price **\$650,000** Sold Date **13-Feb-25**

4 2 2

Distance **0.7km**

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

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