

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 TOOLERN WATERS DRIVE 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

\$589,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,333

Property type

House

Suburb

Weir Views

Period-from

01 Mar 2024

to

28 Feb 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

20 TRUDEAU ROAD MELTON SOUTH VIC 3338	\$652,000	22-Jan-25
19 METROON DRIVE WEIR VIEWS VIC 3338	\$610,000	14-Feb-25
22 TAMBORITHA BOULEVARD WEIR VIEWS VIC 3338	\$640,000	18-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: 14 March 2025



20 TRUDEAU ROAD MELTON SOUTH VIC 3338

4 2 2

Sold Price **\$652,000** Sold Date **22-Jan-25**

Distance **0.43km**



19 METROON DRIVE WEIR VIEWS VIC 3338

4 2 2

Sold Price ^{RS} **\$610,000** Sold Date **14-Feb-25**

Distance **0.85km**

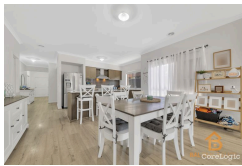


22 TAMBORITHA BOULEVARD WEIR VIEWS VIC 3338

4 2 2

Sold Price **\$640,000** Sold Date **18-Jan-25**

Distance **1.19km**



32 WONNANGATTA CRESCENT WEIR VIEWS VIC 3338

4 2 2

Sold Price **\$602,100** Sold Date **26-Dec-24**

Distance **1.34km**



60 KINGDOM BOULEVARD WEIR VIEWS VIC 3338

4 2 2

Sold Price ^{RS} **\$657,000** Sold Date **26-Feb-25**

Distance **1.48km**



6 RYEBANK STREET WEIR VIEWS VIC 3338

4 2 2

Sold Price ^{RS} **\$650,000** Sold Date **13-Mar-25**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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32 SPRINGBROOK PARKWAY COBBLEBANK VIC 3338

4 2 2

Sold Price

^{RS}

\$627,500

Sold Date

28-Feb-25

Distance

2.08km



42 JESTER DRIVE COBBLEBANK VIC 3338

4 2 2

Sold Price

^{RS}

\$630,000

Sold Date

30-Jan-25

Distance

2.39km

RS = Recent sale

UN = Undisclosed Sale

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