

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 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

\$639,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,750

Property type

House

Suburb

Weir Views

Period-from

01 Feb 2025

to

31 Jan 2026

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

28 LOVICKS ROAD WEIR VIEWS VIC 3338	\$662,000	22-Dec-25
37 SCARBOROUGH CRESCENT HARKNESS VIC 3337	\$630,000	16-Feb-26
9 TETBURY AVENUE WEIR VIEWS VIC 3338	\$650,000	03-Feb-26

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: 26 February 2026



**28 LOVICKS ROAD WEIR VIEWS
VIC 3338**

 3  2  2

Sold Price **\$662,000** Sold Date **22-Dec-25**

Distance **0.54km**



**37 SCARBOROUGH CRESCENT
HARKNESS VIC 3337**

 3  2  2

Sold Price ^{RS} **\$630,000** Sold Date **16-Feb-26**

Distance **7.07km**



**9 TETBURY AVENUE WEIR VIEWS
VIC 3338**

 3  2  2

Sold Price ^{RS} **\$650,000** Sold Date **03-Feb-26**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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