

# COMPARATIVE MARKET ANALYSIS

27 METROON DRIVE, WEIR VIEWS, VIC 3338

PREPARED BY ATREALTY - HARMANPREET SINGH



Gurpreet Singh  
27 Metroon Drive  
Weir Views, VIC, 3338

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

atrealty - Harmanpreet Singh  
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Email: [harmans@atrealty.com.au](mailto:harmans@atrealty.com.au)  
Phone: 0430000018

## 27 METROON DRIVE, WEIR VIEWS, VIC 3338



### Owner Details

Owner Name(s): THE PROPRIETORS  
 Owner Address: N/A  
 Phone(s):

Owner Type: Owner Occupied

### Property Details

4 2 2

Property Type: House - N/A  
 RPD: 744/PS844132 (12371825)

Area: 356 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$688

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Water/Sewerage:

Zoning

Property ID: 1512601981 /

Council: MELTON CITY

UBD Ref: UBD Ref: 184 K17

Features: Build Yr: 2025, Ensuite, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Close to Schools, Close to Transport, Entertainment Area

### Sales History

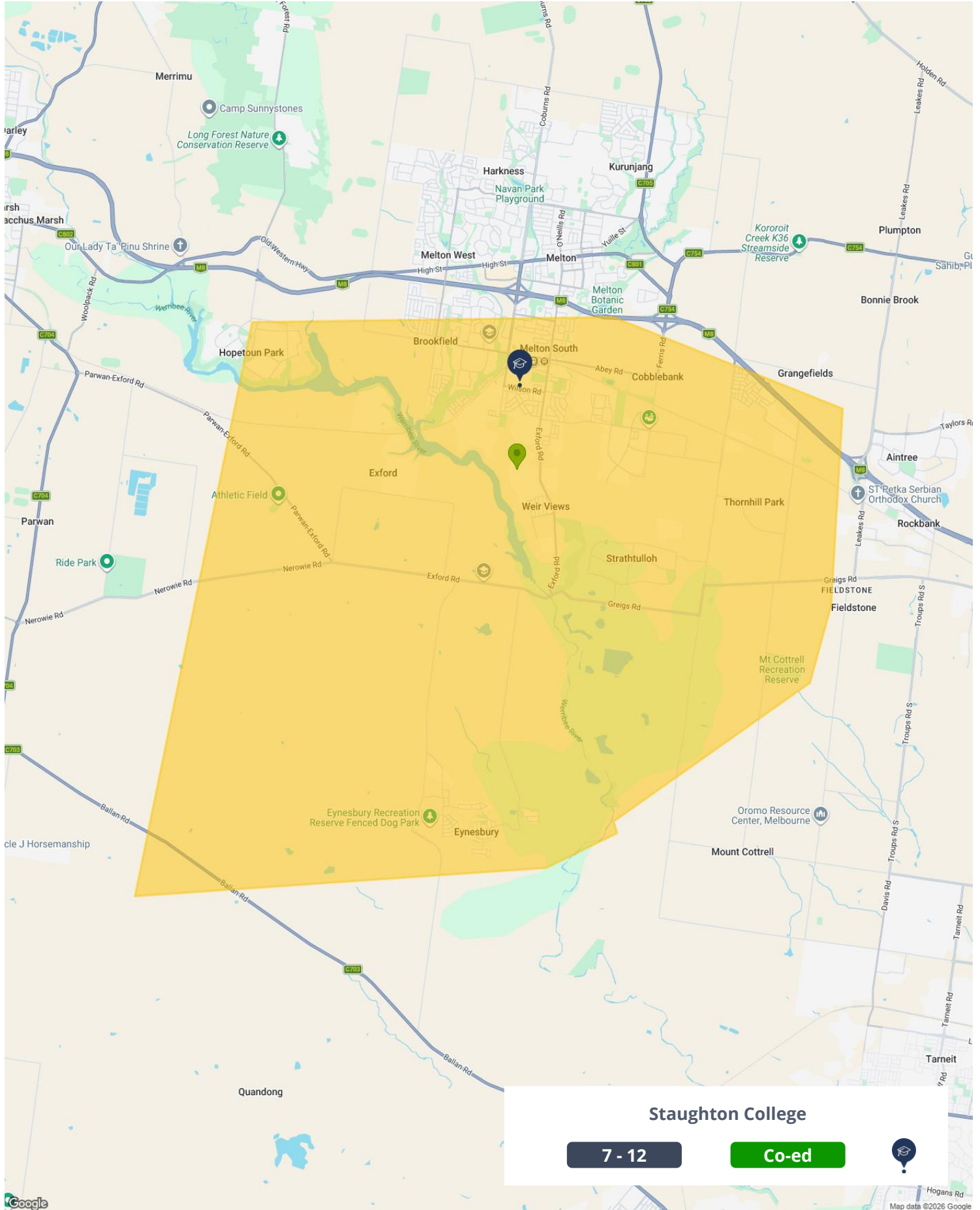
Sale Amount: \$ 245,000  
 Sale Date: 20/05/2021  
 Vendor: THE PROPRIETORS

Area: 356 m<sup>2</sup>

Sale Type: Normal Sale

Related: No

# School Catchment Areas



**Staughton College**

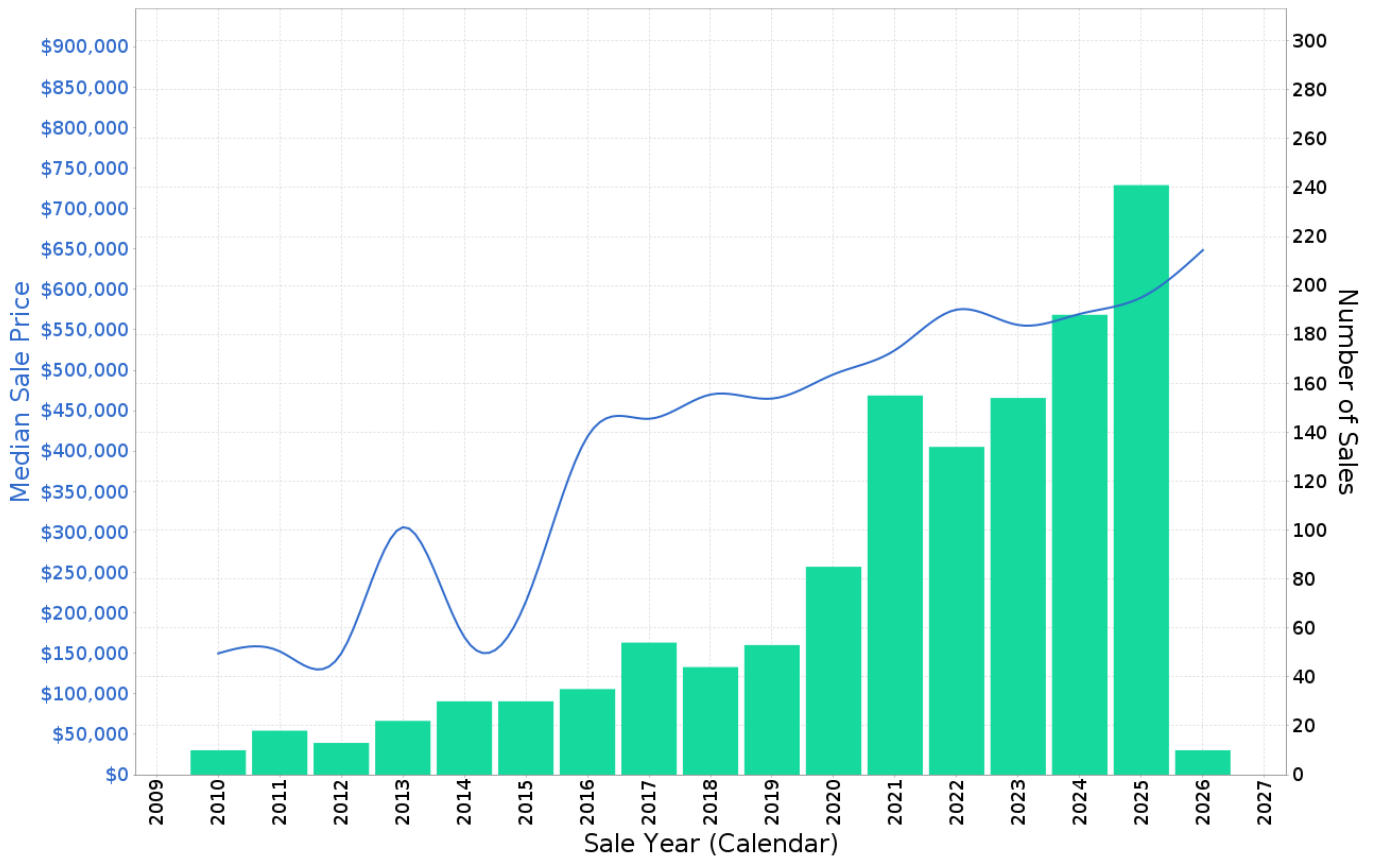
**7 - 12**

**Co-ed**

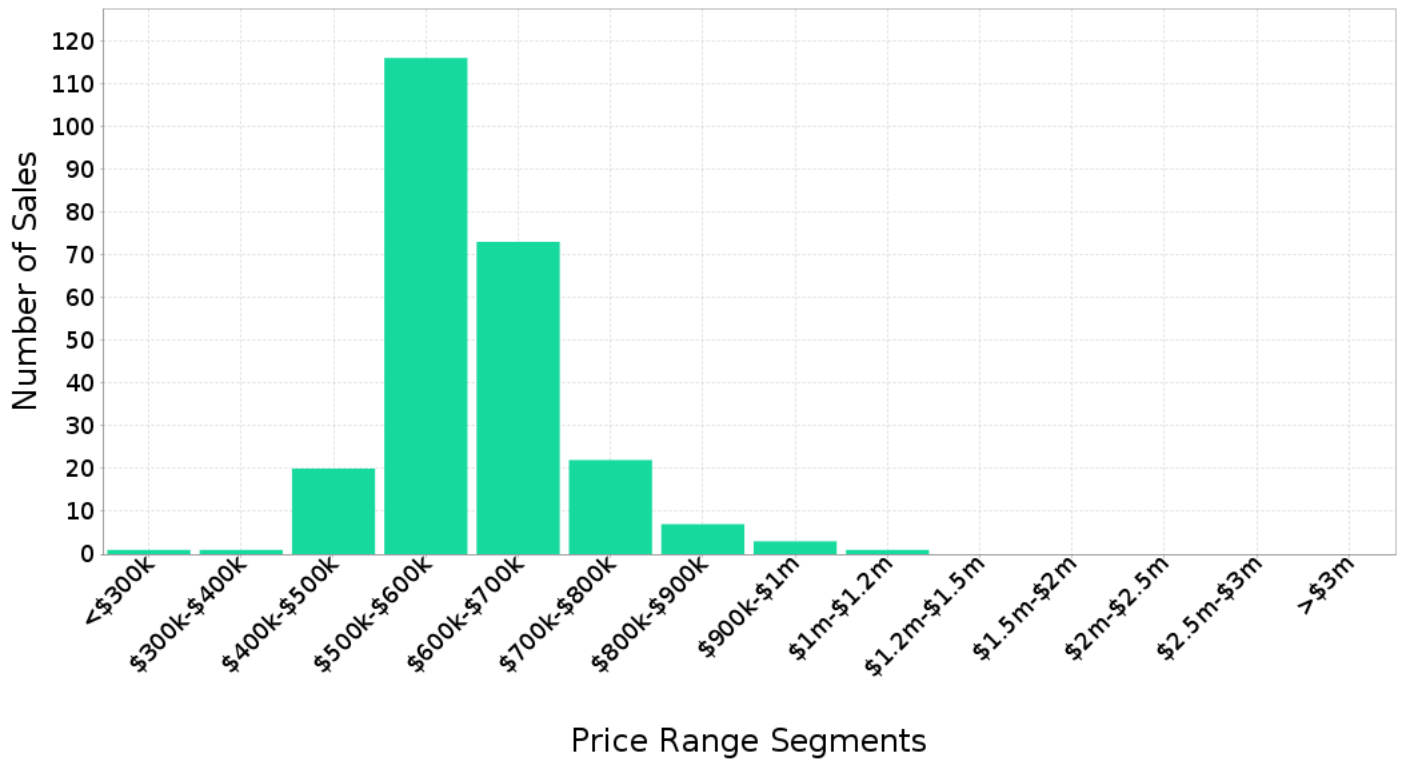


## Sales & Growth Chart (House)

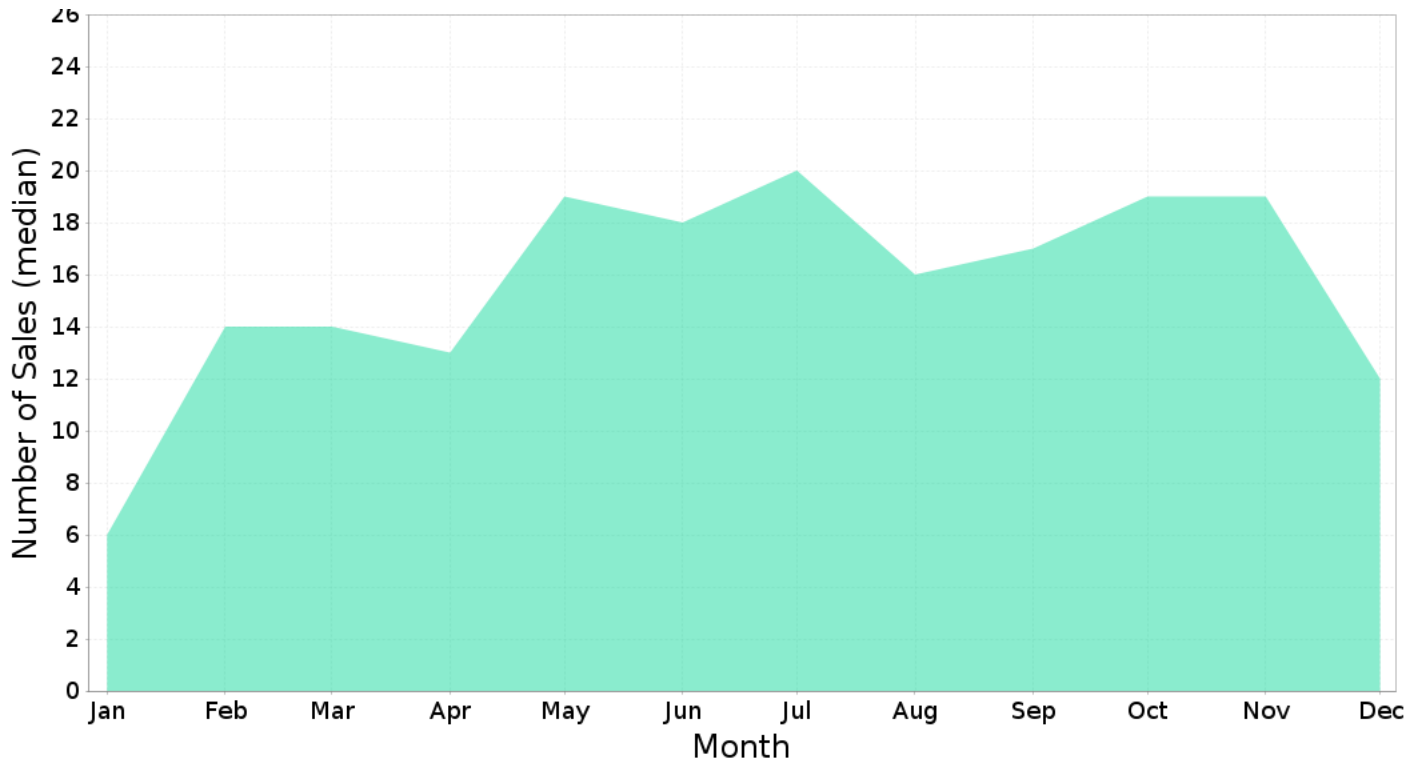
Year	No. of Sales	Average	Median	Growth	Low	High
2010	10	\$ 140,100	\$ 150,000		\$ 117,000	\$ 150,000
2011	18	\$ 163,722	\$ 152,500	1.7 %	\$ 145,000	\$ 205,000
2012	13	\$ 217,231	\$ 150,000	-1.6 %	\$ 117,000	\$ 420,000
2013	22	\$ 286,000	\$ 306,000	104.0 %	\$ 125,000	\$ 455,000
2014	30	\$ 228,833	\$ 170,001	-44.4 %	\$ 141,000	\$ 425,000
2015	30	\$ 269,667	\$ 214,000	25.9 %	\$ 115,000	\$ 510,000
2016	35	\$ 402,900	\$ 418,000	95.3 %	\$ 273,000	\$ 501,500
2017	54	\$ 441,815	\$ 440,000	5.3 %	\$ 250,000	\$ 570,000
2018	44	\$ 470,420	\$ 470,000	6.8 %	\$ 231,000	\$ 680,000
2019	53	\$ 462,987	\$ 465,000	-1.1 %	\$ 199,000	\$ 593,000
2020	85	\$ 510,601	\$ 495,000	6.5 %	\$ 210,000	\$ 2,336,588
2021	155	\$ 531,828	\$ 525,000	6.1 %	\$ 310,000	\$ 765,000
2022	134	\$ 570,523	\$ 575,000	9.5 %	\$ 340,000	\$ 1,047,936
2023	154	\$ 567,220	\$ 556,000	-3.3 %	\$ 320,000	\$ 810,000
2024	188	\$ 579,467	\$ 569,650	2.5 %	\$ 450,000	\$ 1,060,000
2025	241	\$ 601,072	\$ 590,000	3.6 %	\$ 277,500	\$ 985,000
2026	10	\$ 660,450	\$ 648,500	9.9 %	\$ 565,000	\$ 765,000



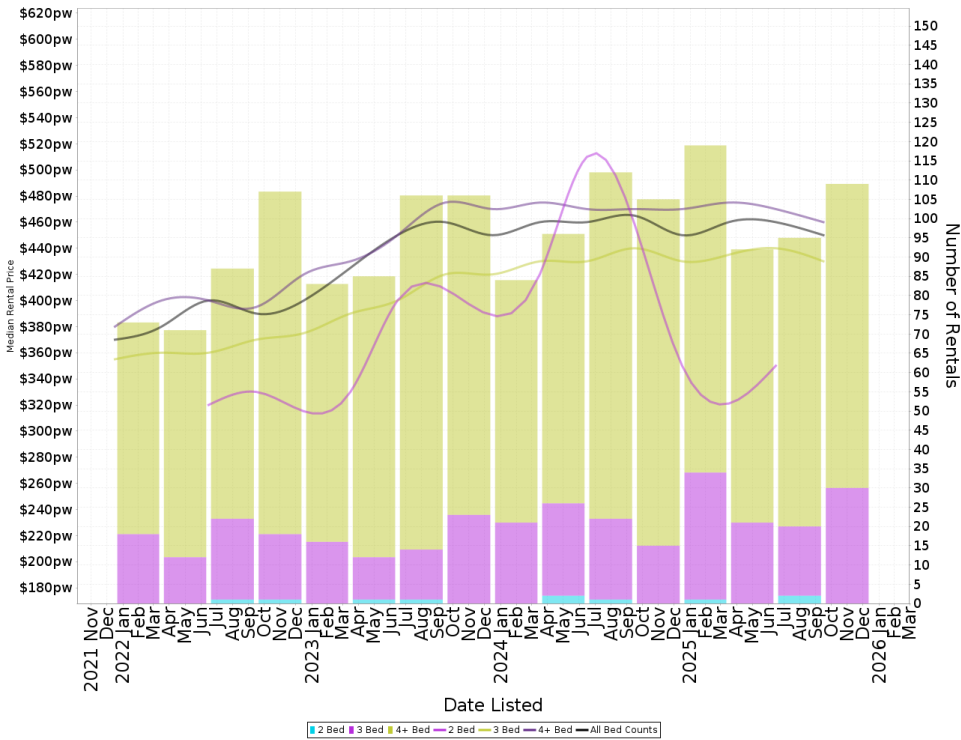
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+3.6%**

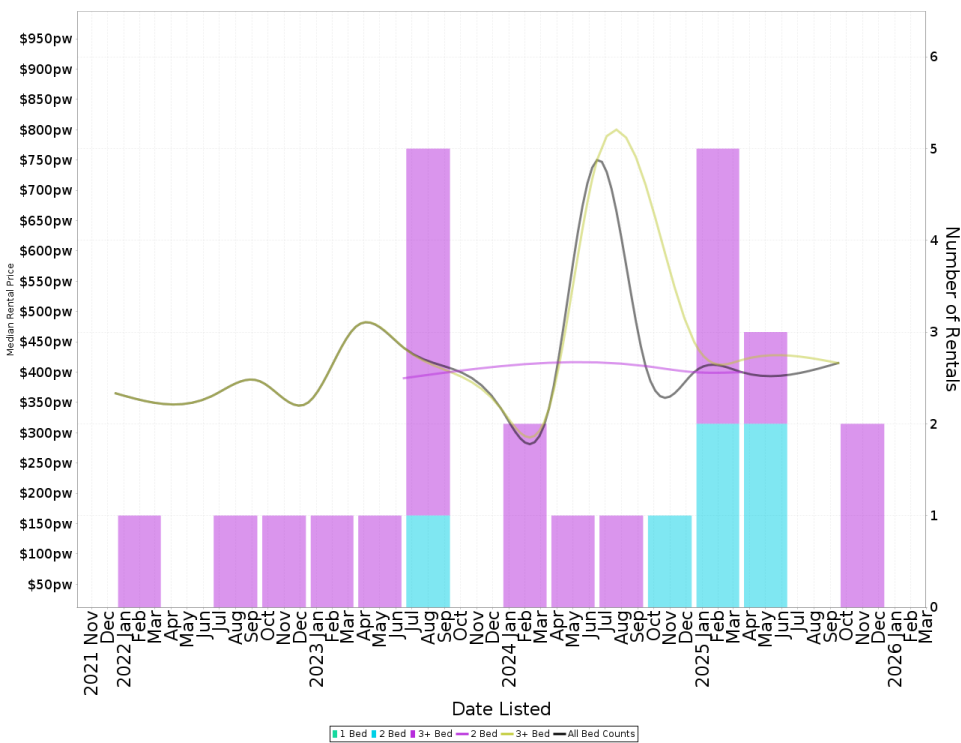
Current Median Price: \$590,000  
 Previous Median Price: \$569,650  
 Based on 429 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.0%**

Current Median Price: \$590,000  
 Current Median Rent: \$450  
 Based on 415 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

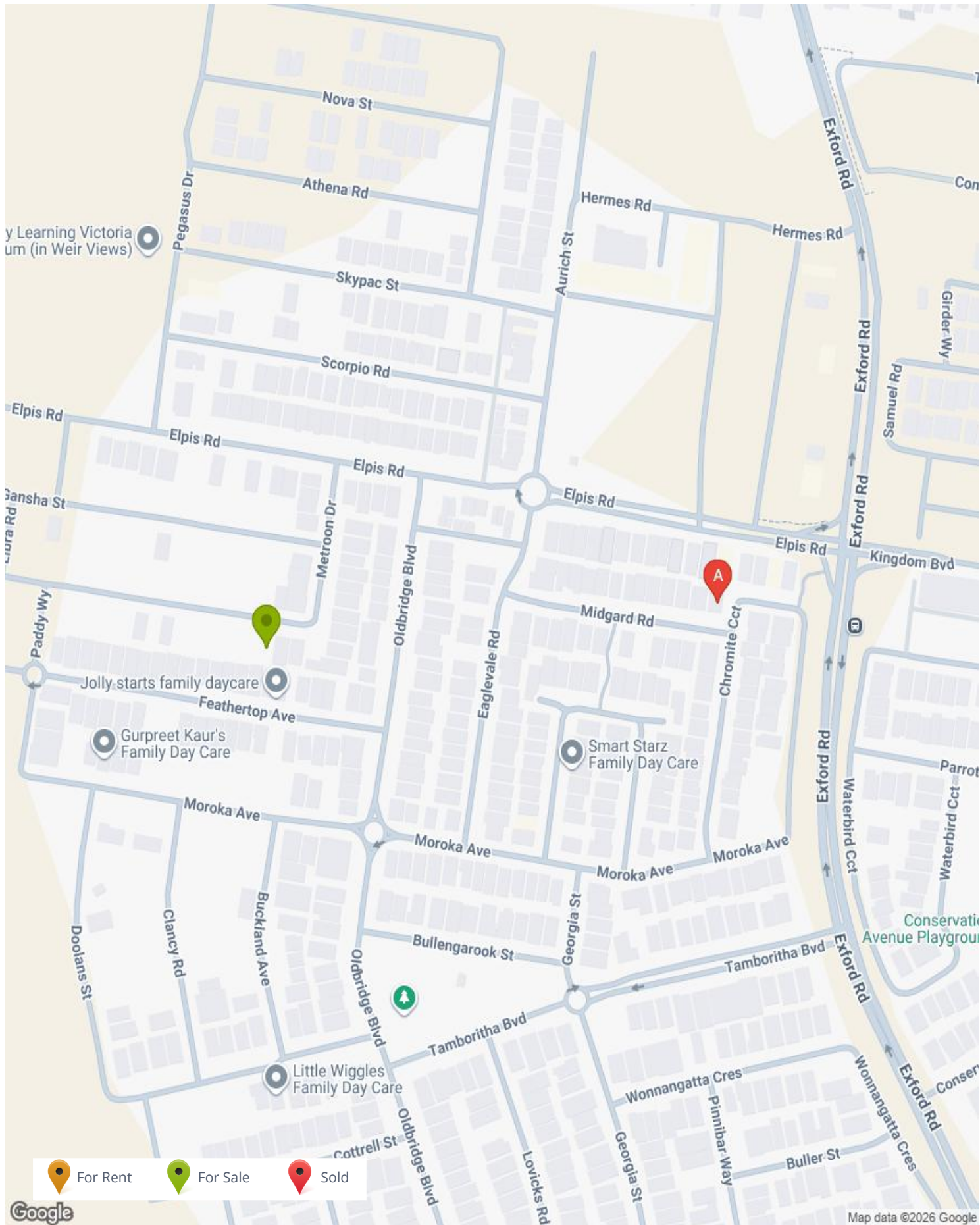
N/A

### Suburb Rental Yield

**+4.5%**

Current Median Price: \$465,000  
 Current Median Rent: \$400  
 Based on 10 registered Unit rentals compared over the last 12 months.

# Comparable Properties Map



## Nearby Comparable Sold Properties

There are 1 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$985,000 and the highest sale price is \$985,000 with a median sale price of \$985,000.

### 25 MIDGARD RD, WEIR VIEWS, VIC 3338

UBD Ref: Melbourne - 184 M17  
Distance from Property: 390m



4



2



2



Property Type: House  
Area: 443 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,223  
RPD: 212//PS817594

Features: STOREYS: 2

Sale Price: **\$985,000 (Normal Sale)**

Sale Date: 01/08/2025 Days to Sell: N/A

Last Price: \$985,000 - SOLD

Chg %:

First Price: Contact Agent

Chg %:



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### Appraisal Price

This market analysis has been prepared on 25/03/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

**\$890,000 to \$930,000**

### Contact your agent for further information:

Name: atrealty - Harmanpreet Singh  
Mobile:  
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Office Phone: 0430000018  
Email: harmans@atrealty.com.au