

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 PINNIBAR WAY 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

\$699,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Weir Views

Period-from

01 May 2025

to

30 Apr 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

9 PINNIBAR WAY WEIR VIEWS VIC 3338	\$757,500	15-Jan-26
22 LOVICKS ROAD WEIR VIEWS VIC 3338	\$720,000	30-Nov-25
17 TAMBORITHA BOULEVARD WEIR VIEWS VIC 3338	\$727,000	12-Dec-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: 25 May 2026



9 PINNIBAR WAY WEIR VIEWS VIC 3338 Sold Price **\$757,500** Sold Date **15-Jan-26**

 4  2  2

Distance **0.03km**



22 LOVICKS ROAD WEIR VIEWS VIC 3338 Sold Price **\$720,000** Sold Date **30-Nov-25**

 4  2  2

Distance **0.16km**



17 TAMBORITHA BOULEVARD WEIR VIEWS VIC 3338 Sold Price **\$727,000** Sold Date **12-Dec-25**

 4  2  2

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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