

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

23 MERRYFIELD CIRCUIT WILLIAMS LANDING VIC 3027

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

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Other

Suburb

Williams Landing

Period-from

01 Jul 2024

to

30 Jun 2025

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

48 WOODBURY STREET WILLIAMS LANDING VIC 3027	\$845,000	23-May-25
38 ROTHBURY PARKWAY WILLIAMS LANDING VIC 3027	\$920,000	24-Mar-25
26 WOODBURY STREET WILLIAMS LANDING VIC 3027	\$900,000	19-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 July 2025



48 WOODBURY STREET WILLIAMS Sold Price ^{RS} **\$845,000** Sold Date **23-May-25**
LANDING VIC 3027
 5 3 2 Distance **0.88km**



38 ROTHBURY PARKWAY Sold Price **\$920,000** Sold Date **24-Mar-25**
WILLIAMS LANDING VIC 3027
 4 2 2 Distance **0.18km**



26 WOODBURY STREET WILLIAMS Sold Price **\$900,000** Sold Date **19-Feb-25**
LANDING VIC 3027
 4 4 1 Distance **0.88km**

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

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