

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

1 AIRMAID DRIVE 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

\$940,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$789,000

Property type

House

Suburb

Williams Landing

Period-from

01 May 2024

to

30 Apr 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

7 PRIMUS ROAD WILLIAMS LANDING VIC 3027	\$920,000	06-Mar-25
13 MACALONEY ROAD WILLIAMS LANDING VIC 3027	\$940,000	10-Apr-25
14 CUMULUS STREET WILLIAMS LANDING VIC 3027	\$905,000	24-Mar-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: 28 May 2025



7 PRIMUS ROAD WILLIAMS LANDING VIC 3027

 4  2  2

Sold Price **\$920,000** Sold Date **06-Mar-25**

Distance **0.74km**



13 MACALONEY ROAD WILLIAMS LANDING VIC 3027

 4  2  2

Sold Price **\$940,000** Sold Date **10-Apr-25**

Distance **0.89km**



14 CUMULUS STREET WILLIAMS LANDING VIC 3027

 4  2  2

Sold Price **\$905,000** Sold Date **24-Mar-25**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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