

## 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

14 CUMULUS STREET WILLIAMS LANDING VIC 3027

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$929,000

&

\$949,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$793,500

Property type

House

Suburb

Williams Landing

Period-from

01 Mar 2024

to

28 Feb 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

17 BRISTLEBIRD WAY WILLIAMS LANDING VIC 3027	925000	21-Sep-24
21 DE HAVILLAND CIRCUIT WILLIAMS LANDING VIC 3027	975000	29-Oct-24

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: 12 March 2025



**17 BRISTLEBIRD WAY WILLIAMS  
LANDING VIC 3027**

 4  2  2

Sold Price

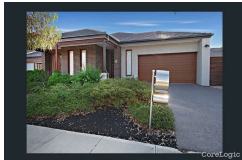
**925000**

Sold Date

**21-Sep-24**

Distance

**1.6km**



**21 DE HAVILLAND CIRCUIT  
WILLIAMS LANDING VIC 3027**

 4  2  2

Sold Price

**975000**

Sold Date

**29-Oct-24**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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