

## 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](https://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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