

## 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

107/38 CLARK STREET WILLIAMS LANDING VIC 3027

### Indicative selling price

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

Single Price

or range  
between

\$465,000

&

\$505,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$441,000

Property type

Unit

Suburb

Williams Landing

Period-from

01 Sep 2024

to

31 Aug 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

10B HANWORTH AVENUE WILLIAMS LANDING VIC 3027	\$475,000	28-Mar-25
4B HANWORTH AVENUE WILLIAMS LANDING VIC 3027	\$480,000	10-Jun-25
2B HANWORTH AVENUE WILLIAMS LANDING VIC 3027	\$475,000	09-Jul-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 September 2025


**10B HANWORTH AVENUE  
WILLIAMS LANDING VIC 3027**

 2
  1
  1

Sold Price **\$475,000** Sold Date **28-Mar-25**

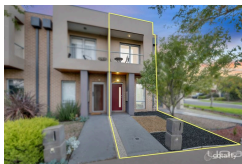
Distance **0.59km**


**4B HANWORTH AVENUE  
WILLIAMS LANDING VIC 3027**

 1
  1
  1

Sold Price **\$480,000** Sold Date **10-Jun-25**

Distance **0.64km**


**2B HANWORTH AVENUE  
WILLIAMS LANDING VIC 3027**

 2
  1
  1

Sold Price **\$475,000** Sold Date **09-Jul-24**

Distance **0.66km**

RS = Recent sale      UN = Undisclosed Sale

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