

## 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 VALIANT WALK 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

\$575,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

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

9 DRACONIS LANE WILLIAMS LANDING VIC 3027	\$568,000	29-Apr-25
43 WILLIAMS LANDING BOULEVARD WILLIAMS LANDING VIC 3027	\$595,000	27-Mar-25
65 WILLIAMS LANDING BOULEVARD WILLIAMS LANDING VIC 3027	\$590,000	29-Jan-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

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**9 DRACONIS LANE WILLIAMS  
LANDING VIC 3027** 2  2  1

Sold Price

**\$568,000**

Sold Date

**29-Apr-25**

Distance

**0.3km****43 WILLIAMS LANDING  
BOULEVARD WILLIAMS LANDING  
VIC 3027** 3  2  2

Sold Price

**\$595,000**

Sold Date

**27-Mar-25**

Distance

**0.63km****65 WILLIAMS LANDING  
BOULEVARD WILLIAMS LANDING  
VIC 3027** 3  2  2

Sold Price

**\$590,000**

Sold Date

**29-Jan-25**

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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