

Statement of Information

Prepared on 6th November 2025



15 Merryfield Circuit, Williams Landing VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

15 MERRYFIELD CIRCUIT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,500

Property type

House

Suburb

Williams Landing

Period-from

01 Oct 2024

to

30 Sep 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

16 MCKEOWN AVENUE WILLIAMS LANDING VIC 3027	\$1,000,000	30-Jul-25
13 DE HAVILLAND CIRCUIT WILLIAMS LANDING VIC 3027	\$1,080,000	31-May-25
10 RANFURLIE AVENUE POINT COOK VIC 3030	\$1,120,000	05-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.~~

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16 MCKEOWN AVENUE WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **\$1,000,000** Sold Date **30-Jul-25**

Distance **0.31km**



13 DE HAVILLAND CIRCUIT WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **\$1,080,000** Sold Date **31-May-25**

Distance **0.85km**



10 RANFURLIE AVENUE POINT COOK VIC 3030

4 2 2

Sold Price **\$1,120,000** Sold Date **05-Mar-25**

Distance **1.99km**



8 OAKHAM DRIVE WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **\$1,115,000** Sold Date **20-Nov-24**

Distance **0.34km**



4 ROCKET ROAD WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **\$1,010,000** Sold Date **31-Oct-24**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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