

## 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

2 MIMOSA WAY 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

\$1,500,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jun 2024

to

31 May 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

11 KINGSBRIDGE BOULEVARD WILLIAMS LANDING VIC 3027	\$1,738,000	09-Apr-25
36 ROWAN AVENUE WILLIAMS LANDING VIC 3027	\$1,818,888	12-Nov-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: 26 June 2025



**11 KINGSBRIDGE BOULEVARD  
WILLIAMS LANDING VIC 3027**

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Sold Price **\$1,738,000** Sold Date **09-Apr-25**

Distance **0.38km**



**36 ROWAN AVENUE WILLIAMS  
LANDING VIC 3027**

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Sold Price **\$1,818,888** Sold Date **12-Nov-24**

Distance **0.53km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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