

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

412/38 CLARK STREET 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Williams Landing

Period-from

01 Jun 2025

to

31 May 2026

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

209/38 CLARK STREET WILLIAMS LANDING VIC 3027	\$423,000	02-May-26
210/38 CLARK STREET WILLIAMS LANDING VIC 3027	\$430,000	01-Jun-26
202/2 CLARK STREET WILLIAMS LANDING VIC 3027	\$430,000	03-Jun-26

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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**209/38 CLARK STREET WILLIAMS
LANDING VIC 3027**

2 2 1

Sold Price

\$423,000

Sold Date **02-May-26**

Distance

0km



**210/38 CLARK STREET WILLIAMS
LANDING VIC 3027**

2 2 1

Sold Price

^{RS} **\$430,000**

Sold Date **01-Jun-26**

Distance

0km



**202/2 CLARK STREET WILLIAMS
LANDING VIC 3027**

2 2 1

Sold Price

Sold Date **03-Jun-26**

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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