

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

35 WATERWAYS BOULEVARD 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

\$620,000

&

\$680,000

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 MANDREL DRIVE WILLIAMS LANDING VIC 3027	\$685,000	27-Sep-25
2 MANDREL DRIVE WILLIAMS LANDING VIC 3027	\$700,000	24-Jul-25
51 WATERWAYS BOULEVARD WILLIAMS LANDING VIC 3027	\$680,000	17-Oct-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: 27 October 2025


16 MANDREL DRIVE WILLIAMS LANDING VIC 3027
 3  2  2

Sold Price

RS

\$685,000

Sold Date

27-Sep-25

Distance

1.06km

2 MANDREL DRIVE WILLIAMS LANDING VIC 3027
 3  2  2

Sold Price

\$700,000

Sold Date

24-Jul-25

Distance

1.11km

51 WATERWAYS BOULEVARD WILLIAMS LANDING VIC 3027
 -  -  -

Sold Price

\$680,000

Sold Date

17-Oct-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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