

## 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

12 BECKETT WAY 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Williams Landing

Period-from

01 Aug 2025

to

31 Jul 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

|                                                 |             |           |
|-------------------------------------------------|-------------|-----------|
| 59 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027 | \$960,000   | 17-Apr-26 |
| 28 HANWORTH AVENUE WILLIAMS LANDING VIC 3027    | \$965,000   | 23-Jun-26 |
| 29 BERINGTON DRIVE WILLIAMS LANDING VIC 3027    | \$1,100,000 | 02-May-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.~~

This Statement of Information was prepared on: 25 August 2026


**59 STONELEIGH CIRCUIT  
WILLIAMS LANDING VIC 3027**

 4
  -
  -

Sold Price **\$960,000** Sold Date **17-Apr-26**

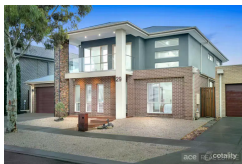
Distance **0.22km**


**28 HANWORTH AVENUE  
WILLIAMS LANDING VIC 3027**

 4
  2
  2

Sold Price **\$965,000** Sold Date **23-Jun-26**

Distance **1.07km**


**29 BERINGTON DRIVE WILLIAMS  
LANDING VIC 3027**

 5
  2
  2

Sold Price **\$1,100,000** Sold Date **02-May-26**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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