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<br>Including suburb and postcode | 11 MALDON 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 | $1,080,000 | & | $1,188,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $788,000 | Property type | House | Suburb | Williams Landing |
| Period-from | 01 Apr 2024 | to | 31 Mar 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.

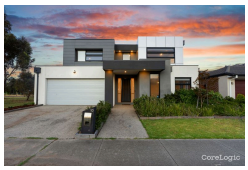
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 10 MALDON STREET WILLIAMS LANDING VIC 3027 | $1,220,000 | 28-Dec-24 |
| 25 URBAN DRIVE WILLIAMS LANDING VIC 3027 | $1,088,000 | 05-Dec-24 |
| 8 OAKHAM DRIVE WILLIAMS LANDING VIC 3027 | $1,115,000 | 20-Nov-24 |

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: 30 April 2025

Haresh Mutreja
M 0430 095 116
E Haresh.mutreja@hockingstuart.com

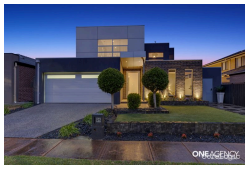


**10 MALDON STREET WILLIAMS LANDING VIC 3027**

4 4 -

Sold Price **$1,220,000** Sold Date **28-Dec-24**

Distance **0.06km**



**25 URBAN DRIVE WILLIAMS LANDING VIC 3027**

3 2 2

Sold Price **$1,088,000** Sold Date **05-Dec-24**

Distance **0.49km**



**8 OAKHAM DRIVE WILLIAMS LANDING VIC 3027**

4 2 2

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

Distance **0.3km**

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

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