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	7 SHOVELER CLOSE 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	$850,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$820,000	Property type	House	Suburb	Williams Landing
Period-from	01 Aug 2024	to	31 Jul 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.

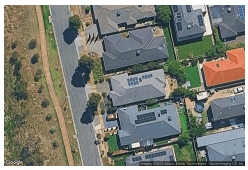
Address of comparable property	Price	Date of sale
5 BLUE WREN DRIVE WILLIAMS LANDING VIC 3027	$815,000	10-May-25
20 BLUE WREN DRIVE WILLIAMS LANDING VIC 3027	$870,000	15-Apr-25
74 BUSHLARK CRESCENT WILLIAMS LANDING VIC 3027	$935,000	19-May-25

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: 08 August 2025

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5 BLUE WREN DRIVE WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **$815,000** Sold Date **10-May-25**

Distance **0km**



20 BLUE WREN DRIVE WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **$870,000** Sold Date **15-Apr-25**

Distance **0km**



74 BUSHLARK CRESCENT WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **$935,000** Sold Date **19-May-25**

Distance **0km**

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

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