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	5 OVERTON ROAD 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	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$832,500	Property type	Other	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
2 MANDREL DRIVE WILLIAMS LANDING VIC 3027	$700,000	24-Jul-25
16 MANDREL DRIVE WILLIAMS LANDING VIC 3027	$685,000	27-Sep-25
51 AIRMAID DRIVE WILLIAMS LANDING VIC 3027	$680,000	02-Jun-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: 24 October 2025

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2 MANDREL DRIVE WILLIAMS LANDING VIC 3027

3 2 2

Sold Price **$700,000** Sold Date **24-Jul-25**

Distance **1.01km**



16 MANDREL DRIVE WILLIAMS LANDING VIC 3027

3 2 2

Sold Price RS **$685,000** Sold Date **27-Sep-25**

Distance **1.02km**



51 AIRMAID DRIVE WILLIAMS LANDING VIC 3027

4 2 1

Sold Price **$680,000** Sold Date **02-Jun-25**

Distance **0.47km**

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

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