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 | 31 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 | $665,000 | & | $725,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $447,500 | Property type | Unit | Suburb | Williams Landing |
| Period-from | 01 Apr 2025 | to | 31 Mar 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.

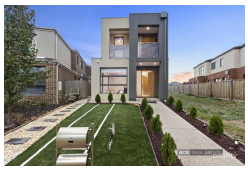
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 30 BUSHLARK CRESCENT WILLIAMS LANDING VIC 3027 | $690,000 | 03-Feb-26 |
| 46 BEEHIVE DRIVE WILLIAMS LANDING VIC 3027 | $660,000 | 26-Nov-25 |
| 35 WATERWAYS BOULEVARD WILLIAMS LANDING VIC 3027 | $685,000 | 14-Nov-25 |

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 April 2026

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**30 BUSHLARK CRESCENT WILLIAMS LANDING VIC 3027**

3 2 2

Sold Price **$690,000** Sold Date **03-Feb-26**

Distance **0km**



**46 BEEHIVE DRIVE WILLIAMS LANDING VIC 3027**

3 2 -

Sold Price **$660,000** Sold Date **26-Nov-25**

Distance **1.83km**



**35 WATERWAYS BOULEVARD WILLIAMS LANDING VIC 3027**

3 2 2

Sold Price **$685,000** Sold Date **14-Nov-25**

Distance **0km**

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

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