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	6 GREENFINCH COURT 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	$865,000	&	$925,000

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
1 AVIARY TERRACE WILLIAMS LANDING VIC 3027	$943,000	01-Jun-25
7 PRIMUS ROAD WILLIAMS LANDING VIC 3027	$920,000	06-Mar-25
3 FREEDMAN AVENUE WILLIAMS LANDING VIC 3027	$930,000	28-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: 27 August 2025

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1 AVIARY TERRACE WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **$943,000** Sold Date **01-Jun-25**

Distance **0km**



7 PRIMUS ROAD WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **$920,000** Sold Date **06-Mar-25**

Distance **1.65km**



3 FREEDMAN AVENUE WILLIAMS LANDING VIC 3027

4 2 2

Sold Price RS **$930,000** Sold Date **28-Jun-25**

Distance **1.75km**

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

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