

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

4 GULL 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

\$860,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

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

8 GREENFINCH COURT WILLIAMS LANDING VIC 3027	\$875,000	17-Jan-26
12 PECK TERRACE WILLIAMS LANDING VIC 3027	\$930,000	06-Nov-25
18 CHAMBERLAIN WAY WILLIAMS LANDING VIC 3027	\$910,000	12-Feb-26

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: 17 April 2026


8 GREENFINCH COURT WILLIAMS LANDING VIC 3027

Sold Price

\$875,000

Sold Date

17-Jan-26
 4
  2
  2

Distance

0km

12 PECK TERRACE WILLIAMS LANDING VIC 3027

Sold Price

\$930,000

Sold Date

06-Nov-25
 4
  2
  3

Distance

0km

18 CHAMBERLAIN WAY WILLIAMS LANDING VIC 3027

Sold Price

\$910,000

Sold Date

12-Feb-26
 4
  2
  2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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