

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

412/38 CLARK STREET 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Williams Landing

Period-from

01 Feb 2025

to

31 Jan 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

107/38 CLARK STREET WILLIAMS LANDING VIC 3027	\$460,000	29-Oct-25
101/30 CLARK STREET WILLIAMS LANDING VIC 3027	\$450,000	31-Jan-26
311/38 CLARK STREET WILLIAMS LANDING VIC 3027	\$380,000	12-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.~~

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**107/38 CLARK STREET WILLIAMS
LANDING VIC 3027**

 2  2  1

Sold Price

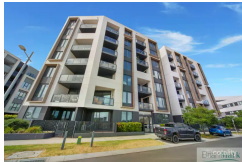
\$460,000

Sold Date

29-Oct-25

Distance

0km



**101/30 CLARK STREET WILLIAMS
LANDING VIC 3027**

 2  2  1

Sold Price

^{RS} **\$450,000**

Sold Date

31-Jan-26

Distance

0.08km



**311/38 CLARK STREET WILLIAMS
LANDING VIC 3027**

 1  1  1

Sold Price

\$380,000

Sold Date

12-Nov-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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