

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

or range
between

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,750

Property type

Unit

Suburb

Williams Landing

Period-from

01 Mar 2025

to

28 Feb 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
303/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$420,000	07-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: 24 March 2026

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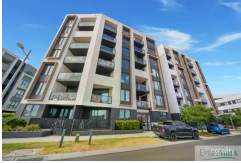


107/38 CLARK STREET WILLIAMS LANDING VIC 3027

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**



303/1 CLARK STREET WILLIAMS LANDING VIC 3027

2 2 1

Sold Price **\$420,000** Sold Date **07-Feb-26**

Distance **0.24km**

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

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