

## 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

80 URBAN DRIVE WILLIAMS LANDING VIC 3027

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Williams Landing

Period-from

01 Aug 2025

to

31 Jul 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 230A SAYERS ROAD TRUGANINA VIC 3029          | \$1,185,000 | 17-Apr-25 |
| 13 FIELDWREN DRIVE WILLIAMS LANDING VIC 3027 | \$1,055,000 | 01-Aug-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: 10 August 2026

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**230A SAYERS ROAD TRUGANINA  
VIC 3029**

 5  5  2

Sold Price

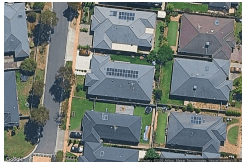
**\$1,185,000**

Sold Date

**17-Apr-25**

Distance

**0.19km**



**13 FIELDWREN DRIVE WILLIAMS  
LANDING VIC 3027**

 5  2  2

Sold Price

**\$1,055,000**

Sold Date

**01-Aug-25**

Distance

**0.94km**

RS = Recent sale

UN = Undisclosed Sale

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