

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

5 MALLARD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jul 2025

to

30 Jun 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

9 SPOONBILL CLOSE WILLIAMS LANDING VIC 3027	\$745,000	05-Apr-25
3 READING STREET WILLIAMS LANDING VIC 3027	\$810,000	14-Aug-25
21 WILLIAMS LANDING BOULEVARD WILLIAMS LANDING VIC 3027	\$800,000	21-Apr-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: 07 July 2026



9 SPOONBILL CLOSE WILLIAMS LANDING VIC 3027

 4  2  2

Sold Price **\$745,000** Sold Date **05-Apr-25**

Distance **0.33km**



3 READING STREET WILLIAMS LANDING VIC 3027

 4  2  2

Sold Price **\$810,000** Sold Date **14-Aug-25**

Distance **0.46km**



21 WILLIAMS LANDING BOULEVARD WILLIAMS LANDING VIC 3027

 4  2  2

Sold Price **\$800,000** Sold Date **21-Apr-26**

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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