

## 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 SYKES WAY 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

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

8 HILDERBRAND AVENUE WILLIAMS LANDING VIC 3027	\$930,000	15-Dec-25
10 WELLWOOD AVENUE WILLIAMS LANDING VIC 3027	\$965,000	23-Feb-26
4 MALDON STREET WILLIAMS LANDING VIC 3027	\$930,000	21-Oct-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: 06 March 2026


**8 HILDERBRAND AVENUE  
WILLIAMS LANDING VIC 3027**
 4
  2
  2
Sold Price **\$930,000** Sold Date **15-Dec-25**Distance **0.03km**
**10 WELLWOOD AVENUE  
WILLIAMS LANDING VIC 3027**
 4
  2
  2
Sold Price <sup>RS</sup> **\$965,000** Sold Date **23-Feb-26**Distance **0.28km**
**4 MALDON STREET WILLIAMS  
LANDING VIC 3027**
 4
  -
  -
Sold Price **\$930,000** Sold Date **21-Oct-25**Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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