

## 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

20 SHEPHERD STREET 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

\$990,000

&

\$1,050,000

### 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

|  |             |           |
|--|-------------|-----------|
| 4 THORBURY WAY WILLIAMS LANDING VIC 3027 | \$1,065,000 | 14-Nov-25 |
| 10 BALBO WAY WILLIAMS LANDING VIC 3027   | \$1,162,888 | 06-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: 03 March 2026


**4 THORNBURY WAY WILLIAMS LANDING VIC 3027**
 4   
  3   
  2

 Sold Price    **\$1,065,000**    Sold Date    **14-Nov-25**

 Distance    **1.69km**

**10 BALBO WAY WILLIAMS LANDING VIC 3027**
 5   
  -   
  -

 Sold Price    **\$1,162,888**    Sold Date    **06-Oct-25**

 Distance    **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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