

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

9 SWANTON AVENUE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Williams Landing

Period-from

01 Feb 2025

to

31 Jan 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

7 CRESSWELL AVENUE WILLIAMS LANDING VIC 3027	\$1,060,000	13-Dec-25
10 FINLAY DRIVE WILLIAMS LANDING VIC 3027	\$1,015,000	15-Jan-26
37 PALMERS ROAD WILLIAMS LANDING VIC 3027	\$1,185,000	23-Sep-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.~~

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**7 CRESSWELL AVENUE WILLIAMS
LANDING VIC 3027**

3 2 2

Sold Price **\$1,060,000** Sold Date **13-Dec-25**

Distance **0.21km**



**10 FINLAY DRIVE WILLIAMS
LANDING VIC 3027**

4 2 2

Sold Price ^{RS} **\$1,015,000** ^{UN} Sold Date **15-Jan-26**

Distance **0.42km**



**37 PALMERS ROAD WILLIAMS
LANDING VIC 3027**

4 2 2

Sold Price **\$1,185,000** Sold Date **23-Sep-25**

Distance **0.36km**

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

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