

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

3 YOUSSEF WAY 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

\$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 Jan 2025

to

31 Dec 2025

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

23 MERRYFIELD CIRCUIT WILLIAMS LANDING VIC 3027	895000	23-Aug-25
24 SIMONSON WAY WILLIAMS LANDING VIC 3027	895000	02-Oct-25
16 MCKEOWN AVENUE WILLIAMS LANDING VIC 3027	1000000	30-Jul-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: 21 January 2026

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**23 MERRYFIELD CIRCUIT
 WILLIAMS LANDING VIC 3027**

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Sold Price **895000** Sold Date **23-Aug-25**

Distance **1.37km**

Ray White



**24 SIMONSON WAY WILLIAMS
 LANDING VIC 3027**

4 2 2

Sold Price

Sold Date **02-Oct-25**

Distance **0.21km**



**16 MCKEOWN AVENUE WILLIAMS
 LANDING VIC 3027**

4 2 2

Sold Price

1000000 Sold Date **30-Jul-25**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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