

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

39 ROWAN 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

\$1,050,000

or range
between

&

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	1060000	13-Dec-25
33 MCLACHLAN DRIVE WILLIAMS LANDING VIC 3027	1018000	06-Sep-25
4 THORBURY WAY WILLIAMS LANDING VIC 3027	1065000	14-Nov-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: 10 February 2026

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7 CRESSWELL AVENUE WILLIAMS LANDING VIC 3027

3 2 2

Sold Price **1060000** Sold Date **13-Dec-25**

Distance **0.58km**

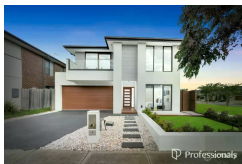


33 MCLACHLAN DRIVE WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **1018000** Sold Date **06-Sep-25**

Distance **0.64km**



4 THORNBURY WAY WILLIAMS LANDING VIC 3027

4 3 2

Sold Price **1065000** Sold Date **14-Nov-25**

Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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