

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

111/38 CLARK STREET 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,000

Property type

Unit

Suburb

Williams Landing

Period-from

01 Oct 2024

to

30 Sep 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

101/30 CLARK STREET WILLIAMS LANDING VIC 3027	\$447,500	20-Mar-25
311/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$450,000	25-Mar-25
10B HANWORTH AVENUE WILLIAMS LANDING VIC 3027	\$475,000	28-Mar-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: 24 October 2025


101/30 CLARK STREET WILLIAMS LANDING VIC 3027

Sold Price

\$447,500

Sold Date

20-Mar-25
 2
 2
 1

Distance

0.08km

311/1 CLARK STREET WILLIAMS LANDING VIC 3027

Sold Price

\$450,000

Sold Date

25-Mar-25
 2
 2
 1

Distance

0.24km

10B HANWORTH AVENUE WILLIAMS LANDING VIC 3027

Sold Price

\$475,000

Sold Date

28-Mar-25
 2
 1
 1

Distance

0.59km
RS = Recent sale

UN = Undisclosed Sale

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