

# 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

24 Coleridge Circuit, Williams Landing Vic 3027
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$770,000
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 & 

\$840,000
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### Median sale price

Median price 

\$870,000
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 Property Type 

House
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 Suburb 

Williams Landing
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Period - From 

24/04/2025
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 to 

23/04/2026
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 Source 

Property Data
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### 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 six 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
1	2 Grebe Way WILLIAMS LANDING 3027	\$840,000	02/12/2025
2	14 Pembridge Av WILLIAMS LANDING 3027	\$810,000	21/11/2025
3	16 Dunlin Cr WILLIAMS LANDING 3027	\$855,000	23/10/2025

**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 six months.~~

This Statement of Information was prepared on:

24/04/2026 13:29
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**Property Type:** House (Res)  
**Land Size:** 403 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$770,000 - \$840,000  
**Median House Price**  
24/04/2025 - 23/04/2026: \$870,000

## Comparable Properties

### 2 Grebe Way WILLIAMS LANDING 3027 (VG)

Agent Comments



**Price:** \$840,000  
**Method:** Sale  
**Date:** 02/12/2025  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx

### 14 Pembridge Av WILLIAMS LANDING 3027 (VG)

Agent Comments



**Price:** \$810,000  
**Method:** Sale  
**Date:** 21/11/2025  
**Property Type:** House (Res)  
**Land Size:** 447 sqm approx

### 16 Dunlin Cr WILLIAMS LANDING 3027 (REI/VG)

Agent Comments



**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 23/10/2025  
**Property Type:** House  
**Land Size:** 528 sqm approx

