

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

7 BISHOPTHORPE ROAD 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jun 2025

to

31 May 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

20 KERFORD CRESCENT POINT COOK VIC 3030	\$725,000	12-Mar-26
54 THE PROMENADE POINT COOK VIC 3030	\$750,000	24-Apr-26

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: 03 June 2026


**20 KERFORD CRESCENT POINT
COOK VIC 3030**

 3
  2
  1

Sold Price

\$725,000

Sold Date

12-Mar-26

Distance

2.26km

**54 THE PROMENADE POINT COOK
VIC 3030**

 3
  2
  1

Sold Price

^{RS} **\$750,000**

Sold Date

24-Apr-26

Distance

1.59km
RS = Recent sale

UN = Undisclosed Sale

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