

# 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

148 Aitken Street, Williamstown Vic 3016

### Indicative selling price

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

Range between

\$1,400,000

&

\$1,450,000

### Median sale price

Median price

\$1,611,500

Property Type

House

Suburb

Williamstown

Period - From

09/10/2023

to

08/10/2024

Source

REIV

### 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	150 Aitken St WILLIAMSTOWN 3016	\$1,380,000	07/09/2024
2	35 Thompson St WILLIAMSTOWN 3016	\$1,425,000	20/04/2024
3	16 Breadalbane PI NEWPORT 3015	\$1,465,000	20/04/2024

**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:

09/10/2024 15:10



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,450,000  
**Median House Price**  
09/10/2023 - 08/10/2024: \$1,611,500

## Comparable Properties



**150 Aitken St WILLIAMSTOWN 3016 (REI)**

Agent Comments



**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 07/09/2024  
**Property Type:** House



**35 Thompson St WILLIAMSTOWN 3016 (REI)**

Agent Comments



**Price:** \$1,425,000  
**Method:** Sold Before Auction  
**Date:** 20/04/2024  
**Property Type:** House (Res)



**16 Breadalbane PI NEWPORT 3015 (REI)**

Agent Comments



**Price:** \$1,465,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)

**Account - Biggin & Scott** | P: 03 9317 5577