

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

1/81 MELBOURNE ROAD WILLIAMSTOWN VIC 3016

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

\$415,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$784,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Sep 2024

to

31 Aug 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

15/99 VERDON STREET WILLIAMSTOWN VIC 3016	\$460,000	05-Aug-25
7/42 VICTORIA STREET WILLIAMSTOWN VIC 3016	\$457,000	25-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: 15 September 2025



**15/99 VERDON STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price **\$460,000** Sold Date **05-Aug-25**

Distance **0.28km**



**7/42 VICTORIA STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price **\$457,000** Sold Date **25-Mar-25**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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