

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 WHITTAKER COURT 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Williamstown

Period-from

01 Aug 2024

to

31 Jul 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

37 SMITH AVENUE WILLIAMSTOWN VIC 3016

1455000

20-Feb-25

44 SMITH AVENUE WILLIAMSTOWN VIC 3016

1566000

31-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: 05 August 2025



**37 SMITH AVENUE
WILLIAMSTOWN VIC 3016**

 4
  2
  2

Sold Price **1455000** Sold Date **20-Feb-25**

Distance **0.52km**



**44 SMITH AVENUE
WILLIAMSTOWN VIC 3016**

 3
  3
  3

Sold Price **1566000** Sold Date **31-Mar-25**

Distance **0.6km**

RS = Recent sale UN = Undisclosed Sale

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