

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

12/53 MORRIS STREET 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,500

Property type

Unit

Suburb

Williamstown

Period-from

01 Nov 2024

to

31 Oct 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

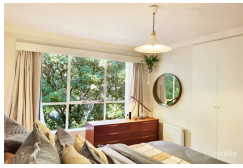
Date of sale

8/97 VERDON STREET WILLIAMSTOWN VIC 3016	\$630,000	16-Oct-25
3/35 ANN STREET WILLIAMSTOWN VIC 3016	\$630,000	19-Jun-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: 18 November 2025



**8/97 VERDON STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

^{RS} **\$630,000**

Sold Date

16-Oct-25

Distance

1.64km



**3/35 ANN STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

\$630,000

Sold Date

19-Jun-25

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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