

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

12/97 VERDON 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

\$450,000

&

\$490,000

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	15-Aug-25
2/77 DOVER ROAD WILLIAMSTOWN VIC 3016	\$476,000	03-Jul-25
2/54 YARRA STREET WILLIAMSTOWN VIC 3016	\$480,000	31-Jul-24

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 September 2025

Vivienne G
M O
E specialprojects@comptongreen.com.au



15/99 VERDON STREET
WILLIAMSTOWN VIC 3016

2 1 1

Sold Price ^{RS} **\$460,000** Sold Date **15-Aug-25**
Distance **0.02km**



2/77 DOVER ROAD
WILLIAMSTOWN VIC 3016

2 1 1

Sold Price **\$476,000** Sold Date **03-Jul-25**
Distance **0.8km**



2/54 YARRA STREET
WILLIAMSTOWN VIC 3016

2 1 1

Sold Price **\$480,000** Sold Date **31-Jul-24**
Distance **0.95km**

RS = Recent sale UN = Undisclosed Sale

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