

## 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

3/65 MELBOURNE ROAD WILLIAMSTOWN VIC 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$784,000

Property type

Unit

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 15/99 VERDON STREET WILLIAMSTOWN VIC 3016   | \$460,000 | 15-Aug-25 |
| 2/77 DOVER ROAD WILLIAMSTOWN VIC 3016       | \$476,000 | 09-Jul-25 |
| 1/29 ILLAWARRA STREET WILLIAMSTOWN VIC 3016 | \$445,000 | 07-Aug-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 August 2025


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

 2
  1
  1

Sold Price

<sup>RS</sup>
**\$460,000**

Sold Date

**15-Aug-25**

Distance

**0.42km**

**2/77 DOVER ROAD  
WILLIAMSTOWN VIC 3016**

 2
  1
  1

Sold Price

<sup>RS</sup>
**\$476,000**

Sold Date

**09-Jul-25**

Distance

**0.84km**

**1/29 ILLAWARRA STREET  
WILLIAMSTOWN VIC 3016**

 1
  1
  1

Sold Price

<sup>RS</sup>
**\$445,000**

Sold Date

**07-Aug-25**

Distance

**0.96km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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