

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

4/65 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

\$435,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

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

8/49 ELECTRA STREET WILLIAMSTOWN VIC 3016

\$461,000

09-Sep-25

15/99 VERDON STREET WILLIAMSTOWN VIC 3016

\$460,000

05-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: 07 November 2025



**8/49 ELECTRA STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

^{RS} **\$461,000** Sold Date **09-Sep-25**

Distance **0.18km**



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

2 1 1

Sold Price

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

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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