

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

45 YARRA 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,540,000

Property type

House

Suburb

Williamstown

Period-from

01 Oct 2024

to

30 Sep 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

7 UNION STREET WILLIAMSTOWN VIC 3016	1395000	17-Jul-25
8 PEARSON STREET WILLIAMSTOWN VIC 3016	1320000	05-Jul-25
2 PENTLAND STREET WILLIAMSTOWN VIC 3016	1400000	16-Apr-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: 06 October 2025



**7 UNION STREET WILLIAMSTOWN
VIC 3016**

 3  2  1

Sold Price

^{RS} **1395000**

Sold Date

17-Jul-25

Distance

0.37km



**8 PEARSON STREET
WILLIAMSTOWN VIC 3016**

 3  1  1

Sold Price

1320000

Sold Date

05-Jul-25

Distance

0.81km



**2 PENTLAND STREET
WILLIAMSTOWN VIC 3016**

 3  2  1

Sold Price

1400000

Sold Date

16-Apr-25

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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