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	6 BATES DRIVE 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	$1,370,000	&	$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,566,000	Property type	House	Suburb	Williamstown
Period-from	01 Mar 2025	to	28 Feb 2026	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 BATES DRIVE WILLIAMSTOWN VIC 3016	$1,380,000	05-Nov-25
15 HOSKING COURT WILLIAMSTOWN VIC 3016	$1,390,000	08-Dec-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: 25 March 2026

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8 BATES DRIVE WILLIAMSTOWN VIC 3016

3 2 1

Sold Price **$1,380,000** Sold Date **05-Nov-25**

Distance **0.01km**

15 HOSKING COURT WILLIAMSTOWN VIC 3016

4 3 2

Sold Price **$1,390,000** Sold Date **08-Dec-25**

Distance **0.1km**

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

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