

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

7 KOKODA 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

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Williamstown

Period-from

01 Jul 2025

to

30 Jun 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

7 STANLEY STREET WILLIAMSTOWN VIC 3016	\$2,072,000	30-May-26
54A BAYVIEW STREET WILLIAMSTOWN VIC 3016	\$2,000,000	26-Jun-26

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: 22 July 2026



7 STANLEY STREET WILLIAMSTOWN VIC 3016

3 1 2

Sold Price ^{RS} **\$2,072,000** Sold Date **30-May-26**

Distance **1.43km**



54A BAYVIEW STREET WILLIAMSTOWN VIC 3016

5 4 2

Sold Price ^{RS} **\$2,000,000** Sold Date **26-Jun-26**

Distance **0.35km**

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

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