

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

8/13 DOVER 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,500

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

13/77 DOVER ROAD WILLIAMSTOWN VIC 3016	\$560,000	23-Oct-25
3/68 VERDON STREET WILLIAMSTOWN VIC 3016	\$585,000	27-Jun-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 November 2025



**13/77 DOVER ROAD
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

^{RS} **\$560,000**

Sold Date

23-Oct-25

Distance

0.33km



**3/68 VERDON STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

\$585,000

Sold Date

27-Jun-25

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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