

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

1/81 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

\$470,000

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

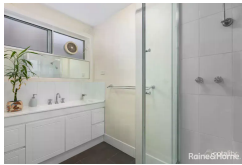
Date of sale

2/77 DOVER ROAD WILLIAMSTOWN VIC 3016	\$476,000	03-Jul-25
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: 10 November 2025



2/77 DOVER ROAD WILLIAMSTOWN VIC 3016

2 1 1

Sold Price **\$476,000** Sold Date **03-Jul-25**

Distance **0.75km**



8/49 ELECTRA STREET WILLIAMSTOWN VIC 3016

2 1 1

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

Distance **0.28km**



15/99 VERDON STREET WILLIAMSTOWN VIC 3016

2 1 1

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

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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