

## 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

12/65 MELBOURNE ROAD WILLIAMSTOWN VIC 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$784,000

Property type

Unit

Suburb

Williamstown

Period-from

01 May 2025

to

30 Apr 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

12/97 VERDON STREET WILLIAMSTOWN VIC 3016	495000	19-Nov-25
10/97 VERDON STREET WILLIAMSTOWN VIC 3016	500000	23-Jan-26
203/42 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH VIC 3016	522000	16-Jan-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: 19 May 2026


**12/97 VERDON STREET  
WILLIAMSTOWN VIC 3016**
 2  1  1

Sold Price

**495000**

 Sold Date **19-Nov-25**

 Distance **0.4km**

**10/97 VERDON STREET  
WILLIAMSTOWN VIC 3016**
 2  1  1

Sold Price

**500000**

 Sold Date **23-Jan-26**

 Distance **0.4km**

**203/42 KOROROIT CREEK ROAD  
WILLIAMSTOWN NORTH VIC 3016**
 2  1  1

Sold Price

**522000**

 Sold Date **16-Jan-26**

 Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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