

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 WHITTAKER COURT 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

\$1,200,000

&

\$1,320,000

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

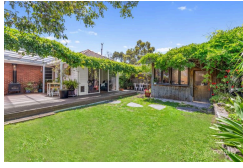
Date of sale

3 CERBERUS CRESCENT WILLIAMSTOWN NORTH VIC 3016	1250000	13-Dec-25
2 PERRY STREET WILLIAMSTOWN VIC 3016	1250000	31-Oct-25
4 STATION LANE WILLIAMSTOWN VIC 3016	1220000	26-Feb-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: 24 March 2026


**3 CERBERUS CRESCENT
WILLIAMSTOWN NORTH VIC 3016**
 3  2  1

Sold Price

1250000

Sold Date

13-Dec-25

Distance

0.28km

**2 PERRY STREET WILLIAMSTOWN
VIC 3016**
 2  1  1

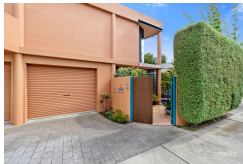
Sold Price

^{RS}**1250000**

Sold Date

31-Oct-25

Distance

1.06km

**4 STATION LANE WILLIAMSTOWN
VIC 3016**
 3  2  2

Sold Price

^{RS}**1220000** ^{UN}

Sold Date

26-Feb-26

Distance

0.64km
RS = Recent sale

UN = Undisclosed Sale

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