

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

9/53 MORRIS STREET 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Apr 2025

to

31 Mar 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

12/53 MORRIS STREET WILLIAMSTOWN VIC 3016	\$610,000	13-Dec-25
6/2 THOMPSON STREET WILLIAMSTOWN VIC 3016	\$630,000	24-Nov-25
7/4 LYONS STREET WILLIAMSTOWN VIC 3016	\$610,000	02-Apr-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 April 2026



**12/53 MORRIS STREET
WILLIAMSTOWN VIC 3016**

2 1 2

Sold Price **\$610,000** Sold Date **13-Dec-25**

Distance **0km**



**6/2 THOMPSON STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price **\$630,000** Sold Date **24-Nov-25**

Distance **0.54km**



**7/4 LYONS STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price ^{RS} **\$610,000** Sold Date **02-Apr-26**

Distance **1.13km**

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

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