

## 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

11 ANILE PLACE WILLIAMSTOWN NORTH VIC 3016

### Indicative selling price

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

Single Price

\$1,375,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,355,000

Property type

House

Suburb

Williamstown North

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

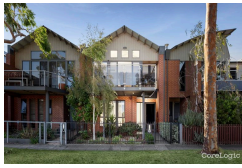
22 JOHN LISTON DRIVE NEWPORT VIC 3015	\$1,325,000	16-Apr-25
1 THOMPSON STREET WILLIAMSTOWN VIC 3016	\$1,310,000	09-May-25

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: 30 May 2025

Steve Taleski  
P 83268888  
M 0413508615  
E [staleski@barryplant.com.au](mailto:staleski@barryplant.com.au)



**22 JOHN LISTON DRIVE NEWPORT  
VIC 3015**

Sold Price <sup>RS</sup> **\$1,325,000** <sup>UN</sup> Sold Date **16-Apr-25**

 4  3  2

Distance **1.3km**



**1 THOMPSON STREET  
WILLIAMSTOWN VIC 3016**

Sold Price <sup>RS</sup> **\$1,310,000** Sold Date **09-May-25**

 2  2  1

Distance **2.96km**

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

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