

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 (*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

\$890,000

Property type

Unit

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

1/42-44 VERDON STREET WILLIAMSTOWN VIC 3016	\$495,000	16-Sep-25
10/97 VERDON STREET WILLIAMSTOWN VIC 3016	\$500,000	06-Feb-26
12/97 VERDON STREET WILLIAMSTOWN VIC 3016	\$495,000	19-Nov-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: 12 March 2026



**1/42-44 VERDON STREET
 WILLIAMSTOWN VIC 3016**

 2  1  1

Sold Price **\$495,000** Sold Date **16-Sep-25**

Distance **0.07km**



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

 2  1  1

Sold Price ^{RS} **\$500,000** Sold Date **06-Feb-26**

Distance **0.4km**



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

 2  1  1

Sold Price **\$495,000** Sold Date **19-Nov-25**

Distance **0.4km**

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

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