

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

179 OSBORNE 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

\$2,200,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

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

73 COLE STREET WILLIAMSTOWN VIC 3016	\$2,300,000	24-Apr-26
46 ILLAWARRA STREET WILLIAMSTOWN VIC 3016	\$2,290,000	02-Apr-26
50 THOMPSON STREET WILLIAMSTOWN VIC 3016	\$2,330,000	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: 15 May 2026



73 COLE STREET WILLIAMSTOWN VIC 3016

Sold Price

^{RS}

\$2,300,000

Sold Date

24-Apr-26



3



2



1

Distance

0.7km



46 ILLAWARRA STREET WILLIAMSTOWN VIC 3016

Sold Price

^{RS}

^{UN}

Sold Date

02-Apr-26



4



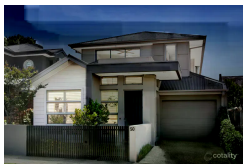
2



1

Distance

0.57km



50 THOMPSON STREET WILLIAMSTOWN VIC 3016

Sold Price

\$2,330,000

Sold Date

26-Feb-26



3



2



1

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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