

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

2/8 The Strand, Williamstown Vic 3016

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Williamstown

Period - From 01/07/2025

to

30/06/2026

Source REIV

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 six 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	401/88 Beach St PORT MELBOURNE 3207	\$1,250,000	13/04/2026
2	202/127 Beach St PORT MELBOURNE 3207	\$1,280,000	21/03/2026
3	901/57 Bay St PORT MELBOURNE 3207	\$1,290,000	24/02/2026

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 six months.~~

This Statement of Information was prepared on:

05/08/2026 15:12



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Unit Price
Year ending June 2026: \$615,000

Comparable Properties



401/88 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 13/04/2026
Property Type: Apartment



202/127 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 21/03/2026
Property Type: Apartment



901/57 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,290,000
Method: Private Sale
Date: 24/02/2026
Property Type: Apartment

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