

## 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

4 WILLIAMS BAY GROVE WILLIAMSTOWN VIC 3016

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,566,000

Property type

House

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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 3A ANZAC CRESCENT WILLIAMSTOWN VIC 3016 | \$1,400,000 | 20-Jan-26 |
| 12 PROCTOR STREET WILLIAMSTOWN VIC 3016 | \$1,400,000 | 16-Sep-25 |
| 8 BATES DRIVE WILLIAMSTOWN VIC 3016     | \$1,380,000 | 05-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: 16 March 2026



## 3A ANZAC CRESCENT WILLIAMSTOWN VIC 3016

3 2 2

Sold Price **\$1,400,000** Sold Date **20-Jan-26**

Distance **0.62km**



## 12 PROCTOR STREET WILLIAMSTOWN VIC 3016

3 2 1

Sold Price Sold Date **16-Sep-25**

Distance **0.44km**



## 8 BATES DRIVE WILLIAMSTOWN VIC 3016

3 2 1

Sold Price **\$1,380,000** Sold Date **05-Nov-25**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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