

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

8 LENORE CRESCENT 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

\$1,250,000

&

\$1,300,000

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

79 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	\$1,270,000	20-Nov-25
11 ROCHES TERRACE WILLIAMSTOWN VIC 3016	\$1,275,000	29-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: 20 May 2026



**79 MELBOURNE ROAD
WILLIAMSTOWN VIC 3016**

2 1 2

Sold Price **\$1,270,000** Sold Date **20-Nov-25**

Distance **0.25km**



**11 ROCHEs TERRACE
WILLIAMSTOWN VIC 3016**

3 1 -

Sold Price **\$1,275,000** Sold Date **29-Nov-25**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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