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	201/5-11 COLE 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	$1,045,000	&	$1,085,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	Unit	Suburb	Williamstown
Period-from	01 Nov 2024	to	31 Oct 2025	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
4/5-11 COLE STREET WILLIAMSTOWN VIC 3016	$850,000	11-Oct-24
203/5-11 COLE STREET WILLIAMSTOWN VIC 3016	$981,000	30-May-24
1 THOMPSON STREET WILLIAMSTOWN VIC 3016	$1,310,000	23-May-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: 06 November 2025

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4/5-11 COLE STREET WILLIAMSTOWN VIC 3016

2 1 2

Sold Price **$850,000** Sold Date **11-Oct-24**

Distance **0km**



203/5-11 COLE STREET WILLIAMSTOWN VIC 3016

3 2 1

Sold Price **$981,000** Sold Date **30-May-24**

Distance **0km**



1 THOMPSON STREET WILLIAMSTOWN VIC 3016

4 2 1

Sold Price **$1,310,000** Sold Date **23-May-25**

Distance **0.22km**

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

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