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	15/44 KORORoit CREEK ROAD WILLIAMSTOWN NORTH 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	$410,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$927,500	Property type	Unit	Suburb	Williamstown North
Period-from	01 Feb 2025	to	31 Jan 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
3/65 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	$450,000	04-Dec-25
4/65 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	$440,000	30-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: 04 February 2026

Lauren Wood
M 0411648509
E laurenwood@jelliscraig.com.au



3/65 MELBOURNE ROAD WILLIAMSTOWN VIC 3016

2 1 1

Sold Price RS **$450,000** Sold Date **04-Dec-25**

Distance **0.98km**



4/65 MELBOURNE ROAD WILLIAMSTOWN VIC 3016

1 1 1

Sold Price **$440,000** Sold Date **30-Nov-25**

Distance **0.98km**

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

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