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<br>Including suburb and postcode | 2/40 ANZAC 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 | $1,875,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,550,000 | Property type | House | Suburb | Williamstown |
| Period-from | 01 Sep 2024 | to | 31 Aug 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 |
|---|---|---|
| 34 BAYVIEW STREET WILLIAMSTOWN VIC 3016 | $1,900,000 | 04-Aug-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: 03 September 2025



CONSUMER AFFAIRS VICTORIA

05.09.25

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**34 BAYVIEW STREET**
**WILLIAMSTOWN VIC 3016**

4 4 2

Sold Price RS **$1,900,000** Sold Date **04-Aug-25**

Distance **0.38km**

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

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