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	45 YARRA 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	$1,300,000	&	$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,540,000	Property type	House	Suburb	Williamstown
Period-from	01 Oct 2024	to	30 Sep 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
7 UNION STREET WILLIAMSTOWN VIC 3016	1395000	17-Jul-25
8 PEARSON STREET WILLIAMSTOWN VIC 3016	1320000	05-Jul-25
2 PENTLAND STREET WILLIAMSTOWN VIC 3016	1400000	16-Apr-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 October 2025

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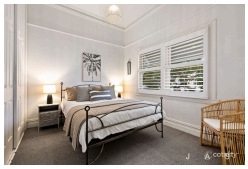


7 UNION STREET WILLIAMSTOWN VIC 3016

3 2 1

Sold Price RS 1395000 Sold Date 17-Jul-25

Distance 0.37km



8 PEARSON STREET WILLIAMSTOWN VIC 3016

3 1 1

Sold Price 1320000 Sold Date 05-Jul-25

Distance 0.81km



2 PENTLAND STREET WILLIAMSTOWN VIC 3016

3 2 1

Sold Price 1400000 Sold Date 16-Apr-25

Distance 0.6km

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

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