

## 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

3A ANZAC CRESCENT WILLIAMSTOWN VIC 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 234 OSBORNE STREET WILLIAMSTOWN VIC 3016  | \$1,600,000 | 20-Feb-24 |
| 2/89 MELBOURNE ROAD WILLIAMSTOWN VIC 3016 | \$1,310,000 | 26-Nov-24 |
| 148 AITKEN STREET WILLIAMSTOWN VIC 3016   | \$1,325,000 | 13-Nov-24 |

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: 16 June 2025



**234 OSBORNE STREET  
WILLIAMSTOWN VIC 3016**

3 2 2

Sold Price **\$1,600,000** Sold Date **20-Feb-24**

Distance **0.19km**



**2/89 MELBOURNE ROAD  
WILLIAMSTOWN VIC 3016**

3 2 2

Sold Price **\$1,310,000** Sold Date **26-Nov-24**

Distance **0.76km**



**148 AITKEN STREET  
WILLIAMSTOWN VIC 3016**

3 2 2

Sold Price **\$1,325,000** Sold Date **13-Nov-24**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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