

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

5/31 DOVER ROAD 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

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

103/129 DOUGLAS PARADE WILLIAMSTOWN VIC 3016	\$470,000	06-Jan-25
104/47 NELSON PLACE WILLIAMSTOWN VIC 3016	\$515,000	13-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: 10 June 2025

consumer.vic.gov.au



11.06.25

**CONSUMER
AFFAIRS VICTORIA**



**103/129 DOUGLAS PARADE
WILLIAMSTOWN VIC 3016**

 1  1  -

Sold Price **\$470,000** Sold Date **06-Jan-25**

Distance **0.28km**



**104/47 NELSON PLACE
WILLIAMSTOWN VIC 3016**

 1  1  1

Sold Price ^{RS} **\$515,000** Sold Date **13-May-25**

Distance **1.27km**

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

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