

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

248 Williamstown Road, Yarraville Vic 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$950,000

Median sale price

Median price \$1,152,000

Property Type House

Suburb Yarraville

Period - From 14/07/2024

to 13/07/2025

Source Property Data

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 six 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
1	251 Geelong Rd KINGSVILLE 3012	\$950,000	28/06/2025
2	69 Williamstown Rd SEDDON 3011	\$945,000	16/06/2025
3	101 Williamstown Rd SEDDON 3011	\$910,000	02/04/2025

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 six months.~~

This Statement of Information was prepared on:

14/07/2025 08:18



2 1 1

Rooms: 3
Property Type: House
Land Size: 232 sqm approx
Agent Comments

Indicative Selling Price
\$950,000
Median House Price
14/07/2024 - 13/07/2025: \$1,152,000

Comparable Properties



251 Geelong Rd KINGSVILLE 3012 (REI)

Agent Comments

3 1 1

Price: \$950,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)



69 Williamstown Rd SEDDON 3011 (REI)

Agent Comments

2 2 1

Price: \$945,000
Method: Sold Before Auction
Date: 16/06/2025
Property Type: House (Res)



101 Williamstown Rd SEDDON 3011 (REI)

Agent Comments

2 1 -

Price: \$910,000
Method: Sold Before Auction
Date: 02/04/2025
Property Type: House (Res)
Land Size: 228 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000



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