

## 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

1/100 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH VIC 3016

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,355,000

Property type

House

Suburb

Williamstown North

Period-from

01 Jul 2024

to

30 Jun 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

23/93 STEVEDORE STREET WILLIAMSTOWN VIC 3016	\$1,020,000	13-Jun-25
222 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH VIC 3016	\$975,000	19-Jun-25
41 GORDON STREET NEWPORT VIC 3015	\$1,020,000	21-Jun-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: 11 July 2025



**23/93 STEVEDORE STREET  
WILLIAMSTOWN VIC 3016**

Sold Price <sup>RS</sup> **\$1,020,000** Sold Date **13-Jun-25**

3 3 2

Distance **1.29km**



**222 KOROROIT CREEK ROAD  
WILLIAMSTOWN NORTH VIC 3016**

Sold Price <sup>RS</sup> **\$975,000** Sold Date **19-Jun-25**

4 3 2

Distance **0.81km**



**41 GORDON STREET NEWPORT  
VIC 3015**

Sold Price <sup>RS</sup> **\$1,020,000** Sold Date **21-Jun-25**

3 2 1

Distance **2.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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