

## 1 Pearson Street, Williamstown Vic 3016



**3 Bed 2 Bath 2 Car**

**Property Type:** House

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

September quarter 2025:

\$1,605,000

### Comparable Properties



**84 Stevedore Street, WILLIAMSTOWN 3016 (REI)**

**3 Bed 2 Bath 2 Car**

**Price:** \$1,485,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Agent Comments:** Same accommodation and bathrooms. Slightly bigger land. Car access is through a lane at the rear and car spaces are in the back yard taking up all the space



**16 Princes Street, WILLIAMSTOWN 3016 (REI/VG)**

**4 Bed 1 Bath 1 Car**

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Agent Comments:** Bigger land 250sqm verses 184sqm and a bigger house. Has extra bedroom.



**17 Dover Road, Williamstown 3016 (REI/VG)**

**3 Bed 1 Bath 2 Car**

**Price:** \$1,580,000

**Method:** Sold Before Auction

**Date:** 29/08/2025

**Property Type:** House (Res)

**Agent Comments:** Slightly bigger land. Two street frontage, car access in the street behind. Rear street is very narrow and not attractive as it has all garages facing the street. Same accommodation and bathrooms.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

1 Pearson Street, Williamstown Vic 3016

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,550,000

#### Median sale price

Median price \$1,605,000 House x Suburb Williamstown

Period - From 01/07/2025 to 30/09/2025 Source REIV

#### Comparable property sales

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
84 Stevedore Street, WILLIAMSTOWN 3016	\$1,485,000	25/10/2025
16 Princes Street, WILLIAMSTOWN 3016	\$1,550,000	11/10/2025
17 Dover Road, WILLIAMSTOWN 3016	\$1,580,000	29/08/2025

This Statement of Information was prepared on:

26/11/2025 21:49