

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

1/68 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH 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

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

Unit

Suburb

Williamstown North

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

8/29 CHAMPION ROAD WILLIAMSTOWN NORTH VIC 3016	465000	31-Oct-25
12/97 VERDON STREET WILLIAMSTOWN VIC 3016	495000	19-Nov-25
8/46 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH VIC 3016	452000	27-Aug-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: 02 February 2026



**8/29 CHAMPION ROAD
WILLIAMSTOWN NORTH VIC 3016**

 2  1  1

Sold Price **465000** Sold Date **31-Oct-25**

Distance **0.18km**



**12/97 VERDON STREET
WILLIAMSTOWN VIC 3016**

 2  1  1

Sold Price **495000** Sold Date **19-Nov-25**

Distance **0.72km**



**8/46 KOROROIT CREEK ROAD
WILLIAMSTOWN NORTH VIC 3016**

 2  1  1

Sold Price **452000** Sold Date **27-Aug-25**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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