

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

2 GULL LANE 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

\$1,850,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,563,880

Property type

House

Suburb

Williamstown

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

53 PAAS PLACE WILLIAMSTOWN VIC 3016	\$1,920,000	10-Sep-25
12 ELIZA CLOSE WILLIAMSTOWN NORTH VIC 3016	\$1,935,000	17-Nov-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


**53 PAAS PLACE WILLIAMSTOWN
VIC 3016**
 4
  2
  2

Sold Price

\$1,920,000

Sold Date

10-Sep-25

Distance

0.2km

**12 ELIZA CLOSE WILLIAMSTOWN
NORTH VIC 3016**
 5
  2
  2

Sold Price

^{RS} **\$1,935,000**

Sold Date

17-Nov-25

Distance

0.53km
RS = Recent sale

UN = Undisclosed Sale

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