

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

212/2 HOTHAM STREET COLLINGWOOD VIC 3066

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

\$630,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Aug 2024

to

31 Jul 2025

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

608/2 HOTHAM STREET COLLINGWOOD VIC 3066	\$540,000	10-Dec-24
304/470 SMITH STREET COLLINGWOOD VIC 3066	\$520,000	11-Jun-25
135/158 SMITH STREET COLLINGWOOD VIC 3066	\$460,000	02-May-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: 01 August 2025



**608/2 HOTHAM STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price

\$540,000

Sold Date **10-Dec-24**

Distance

0km



**304/470 SMITH STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price

\$520,000

Sold Date **11-Jun-25**

Distance

0.17km



**135/158 SMITH STREET
COLLINGWOOD VIC 3066**

 1  1  2

Sold Price

\$460,000

Sold Date **02-May-25**

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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