## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000	&	\$665,000
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### Median sale price

Median price	\$670,000	Pro	perty Type U	nit		Suburb	Collingwood
Period - From	01/04/2025	to	30/06/2025	Sc	ource	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	702/251 Johnston St ABBOTSFORD 3067	\$727,000	10/07/2025
2	104/60 Islington St COLLINGWOOD 3066	\$695,000	20/05/2025
3	501/28 Stanley St COLLINGWOOD 3066	\$710,000	06/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/07/2025 07:22





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> **Indicative Selling Price** \$640,000 - \$665,000 **Median Unit Price** June quarter 2025: \$670,000



Property Type: Apartment **Agent Comments** 

# Comparable Properties



702/251 Johnston St ABBOTSFORD 3067 (REI)

**Agent Comments** 

Price: \$727,000 Method: Private Sale Date: 10/07/2025

Property Type: Apartment



104/60 Islington St COLLINGWOOD 3066 (REI)

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Agent Comments

**Agent Comments** 

Price: \$695,000 Method: Private Sale Date: 20/05/2025

Property Type: Apartment



501/28 Stanley St COLLINGWOOD 3066 (REI/VG)

Price: \$710,000 Method: Private Sale

Date: 06/03/2025 Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100





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