

# 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

104/28 Stanley Street, Collingwood Vic 3066

### Indicative selling price

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

Range between \$620,000 & \$680,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Collingwood

Period - From 01/01/2025 to 31/03/2025 Source 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      | Price     | Date of sale |
|---|-------------------------------------|-----------|--------------|
| 1 | 101/40 Stanley St COLLINGWOOD 3066  | \$660,000 | 16/02/2025   |
| 2 | 302/70 Stanley St COLLINGWOOD 3066  | \$673,000 | 22/03/2025   |
| 3 | 6/174-176 Easey St COLLINGWOOD 3066 | \$692,000 | 15/02/2025   |

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 six months.~~

This Statement of Information was prepared on:

27/06/2025 09:30

104/28 Stanley Street, Collingwood Vic 3066



Charmayne Dulley  
03 9509 0411  
0430 788 680

charmayne.dulley@belleproperty.com

**Indicative Selling Price**

\$620,000 - \$680,000

**Median Unit Price**

March quarter 2025: \$640,000



2 1 1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**101/40 Stanley St COLLINGWOOD 3066 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 16/02/2025

**Property Type:** Apartment



**302/70 Stanley St COLLINGWOOD 3066 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$673,000

**Method:** Private Sale

**Date:** 22/03/2025

**Property Type:** Apartment



**6/174-176 Easey St COLLINGWOOD 3066 (REI)**

Agent Comments

2 1 1

**Price:** \$692,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** Apartment

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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