

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

311E/9 ROBERT 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

704D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$445,000	17-Mar-25
204/80 STANLEY STREET COLLINGWOOD VIC 3066	\$440,000	19-Mar-25
1602D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$415,000	17-Jan-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: 30 June 2025



**704D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$445,000** Sold Date **17-Mar-25**

Distance **0km**



**204/80 STANLEY STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$440,000** Sold Date **19-Mar-25**

Distance **0.44km**



**1602D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$415,000** Sold Date **17-Jan-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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