

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

607/70 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Collingwood

Period - From 01/04/2025 to 30/06/2025 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	305/122 Roseneath St CLIFTON HILL 3068	\$719,500	25/06/2025
2	3/31-31a George St FITZROY 3065	\$765,000	11/06/2025
3	310/338 Gore St FITZROY 3065	\$700,000	29/05/2025

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:

15/07/2025 10:28

607/70 Stanley Street, Collingwood Vic 3066



Michael Amarant

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0411 144 569

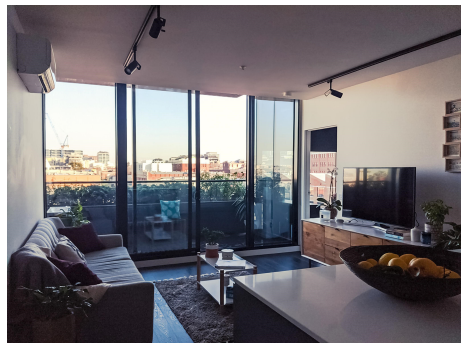
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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

June quarter 2025: \$670,000



2 1 2

Rooms: 3

Property Type: Apartment

Land Size: Strata sqm approx

Agent Comments

Comparable Properties



305/122 Roseneath St CLIFTON HILL 3068 (REI)

Agent Comments

2 1 1

Price: \$719,500

Method: Private Sale

Date: 25/06/2025

Property Type: Apartment



3/31-31a George St FITZROY 3065 (REI)

Agent Comments

2 1 1

Price: \$765,000

Method: Auction Sale

Date: 11/06/2025

Property Type: Apartment



310/338 Gore St FITZROY 3065 (REI/VG)

Agent Comments

2 2 1

Price: \$700,000

Method: Private Sale

Date: 29/05/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100



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