

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

127 Hotham Street, Collingwood Vic 3066

Indicative selling price

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

Range between

\$875,000

&

\$950,000

Median sale price

Median price

\$1,580,000

Property Type

House

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	22 Groom St CLIFTON HILL 3068	\$912,500	16/07/2025
2	18 Charles St ABBOTSFORD 3067	\$980,000	12/07/2025
3	61 York St RICHMOND 3121	\$855,000	07/07/2025

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:

23/07/2025 18:17

Michael Amarant

03 8415 6100

0411 144 569

michaelamarant@jellisraig.com.au

Indicative Selling Price

\$875,000 - \$950,000

Median House Price

June quarter 2025: \$1,580,000



2 1 0

Rooms: 3

Property Type: House (Res)

Land Size: 150 sqm approx

Agent Comments

Unrenovated but freshly painted Victorian home offering good sized living and enormous scope to further improve.

Comparable Properties



22 Groom St CLIFTON HILL 3068 (REI)

Agent Comments

2 1 1

Price: \$912,500

Method: Private Sale

Date: 16/07/2025

Property Type: House (Res)

Land Size: 112 sqm approx



18 Charles St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

Price: \$980,000

Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res)

Land - approximately 92 square metres



61 York St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$855,000

Method: Private Sale

Date: 07/07/2025

Property Type: House (Res)

Land Size: 196 sqm approx