

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

1301E/9 Robert Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$420,000 & \$450,000

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	302D/21 Robert St COLLINGWOOD 3066	\$420,000	05/08/2025
2	302/51 Napoleon St COLLINGWOOD 3066	\$424,000	11/06/2025
3	204/80 Stanley St COLLINGWOOD 3066	\$440,000	10/04/2025

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:

11/08/2025 10:16



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



302D/21 Robert St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 05/08/2025

Property Type: Apartment

302/51 Napoleon St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$424,000

Method: Private Sale

Date: 11/06/2025

Property Type: Apartment



204/80 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 10/04/2025

Property Type: Apartment