

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

204/11 Hoddle Street, Collingwood Vic 3066

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$587,500

Property Type

Unit

Suburb

Collingwood

Period - From

01/10/2025

to

31/12/2025

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	33/8 Garfield St RICHMOND 3121	\$400,000	18/02/2026
2	507/2 Mcgoun St RICHMOND 3121	\$398,000	11/02/2026
3	408B/609 Victoria St ABBOTSFORD 3067	\$409,000	09/02/2026

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:

19/03/2026 16:35



 1
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$399,000

Median Unit Price

December quarter 2025: \$587,500

Comparable Properties



33/8 Garfield St RICHMOND 3121 (REI)

Agent Comments

 1
  1
  1

Price: \$400,000

Method: Private Sale

Date: 18/02/2026

Property Type: Apartment



507/2 Mcgoun St RICHMOND 3121 (REI)

Agent Comments

 1
  1
  1

Price: \$398,000

Method: Private Sale

Date: 11/02/2026

Property Type: Apartment



408B/609 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

 1
  1
  1

Price: \$409,000

Method: Private Sale

Date: 09/02/2026

Property Type: Apartment

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