

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

411/40 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$550,000 & \$580,000

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	117/33 Judd St RICHMOND 3121	\$575,000	17/04/2025
2	101D/21 Robert St COLLINGWOOD 3066	\$555,000	19/03/2025
3	112/55 Islington St COLLINGWOOD 3066	\$550,000	21/02/2025

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:

04/08/2025 11:15



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Indicative Selling Price
\$550,000 - \$580,000
Median Unit Price
June quarter 2025: \$670,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



117/33 Judd St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment



101D/21 Robert St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment



112/55 Islington St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment

