

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

805e/9 Robert Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$695,000

&

\$760,000

Median sale price

Median price \$704,000

Property Type Unit

Suburb Collingwood

Period - From 01/07/2025

to 30/09/2025

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	106/94 Canning St CARLTON 3053	\$740,000	04/10/2025
2	415A/609 Victoria St ABBOTSFORD 3067	\$727,500	23/09/2025
3	801B/3 Brewery La COLLINGWOOD 3066	\$720,000	17/09/2025

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:

15/10/2025 16:42



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$695,000 - \$760,000

Median Unit Price

September quarter 2025: \$704,000

Comparable Properties



106/94 Canning St CARLTON 3053 (REI)

Agent Comments

 2
  2
  1

Price: \$740,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Apartment



415A/609 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

 2
  2
  1

Price: \$727,500

Method: Private Sale

Date: 23/09/2025

Property Type: Apartment



801B/3 Brewery La COLLINGWOOD 3066 (REI)

Agent Comments

 2
  2
  1

Price: \$720,000

Method: Private Sale

Date: 17/09/2025

Property Type: Unit

Account - BigginScott | P: 03 9426 4000