

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

116/470 Smith 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 \$625,000 Property Type Unit Suburb Collingwood

Period - From 28/10/2024 to 27/10/2025 Source Property Data

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	402/96 Charles St FITZROY 3065	\$575,000	29/09/2025
2	401/250 Gore St FITZROY 3065	\$570,000	21/07/2025
3	304/470 Smith St COLLINGWOOD 3066	\$520,000	11/06/2025

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: 28/10/2025 09:03

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Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

28/10/2024 - 27/10/2025: \$625,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



402/96 Charles St FITZROY 3065 (REI/VG)

Agent Comments

1 1 1

Price: \$575,000

Method: Private Sale

Date: 29/09/2025

Property Type: Apartment



401/250 Gore St FITZROY 3065 (REI/VG)

Agent Comments

1 1 1

Price: \$570,000

Method: Private Sale

Date: 21/07/2025

Property Type: Apartment



304/470 Smith St COLLINGWOOD 3066 (REI/VG)

Agent Comments

1 1 1

Price: \$520,000

Method: Private Sale

Date: 11/06/2025

Property Type: Apartment

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