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<br>Including suburb and postcode | 29/99 OXFORD STREET COLLINGWOOD VIC 3066 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $730,000 | & | $780,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $615,000 | Property type | Unit | Suburb | Collingwood |
| Period-from | 01 Jul 2025 | to | 30 Jun 2026 | Source | Cotality |

## 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

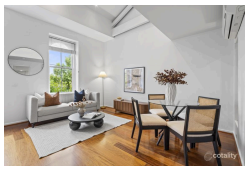
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 220/56 NICHOLSON STREET ABBOTSFORD VIC 3067 | $735,000 | 16-Apr-26 |
| 219/56 NICHOLSON STREET ABBOTSFORD VIC 3067 | $775,000 | 30-Apr-26 |
| 302P/191 POWLETT STREET EAST MELBOURNE VIC 3002 | $700,000 | 19-May-26 |

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 6 months.~~

This Statement of Information was prepared on: 27 July 2026

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**220/56 NICHOLSON STREET ABBOTSFORD VIC 3067**

2 2 2

Sold Price **$735,000** Sold Date **16-Apr-26**

Distance **1.18km**



**219/56 NICHOLSON STREET ABBOTSFORD VIC 3067**

2 2 2

Sold Price **$775,000** Sold Date **30-Apr-26**

Distance **1.18km**



**302P/191 POWLETT STREET EAST MELBOURNE VIC 3002**

2 1 1

Sold Price RS **$700,000** UN Sold Date **19-May-26**

Distance **0.74km**

**RS** = Recent sale **UN** = Undisclosed Sale

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