

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

18/69 LITTLE 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Apr 2025

to

31 Mar 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

Address of comparable property	Price	Date of sale
516/158 SMITH STREET COLLINGWOOD VIC 3066	\$650,000	28-Jan-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: 25 April 2026

Luka Cordedda

M 0414456745

E lcordedda@gothamproperty.com.au



516/158 SMITH STREET
COLLINGWOOD VIC 3066

 2  2  1

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **28-Jan-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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