

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11/69 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

148/158 SMITH STREET COLLINGWOOD VIC 3066	\$630,000	21-May-26
243/158 SMITH STREET COLLINGWOOD VIC 3066	\$653,000	22-Apr-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 04 August 2026



**148/158 SMITH STREET
COLLINGWOOD VIC 3066**

Sold Price **\$630,000** Sold Date **21-May-26**

2 2 1

Distance -



**243/158 SMITH STREET
COLLINGWOOD VIC 3066**

Sold Price **\$653,000** Sold Date **22-Apr-26**

2 2 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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