

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

801B/3 BREWERY LANE 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

\$696,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Collingwood

Period-from

01 Aug 2024

to

31 Jul 2025

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

102/46 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$725,000	07-Apr-25
602/60 ISLINGTON STREET COLLINGWOOD VIC 3066	\$700,000	29-Mar-25
501/28 STANLEY STREET COLLINGWOOD VIC 3066	\$710,000	06-Mar-25

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: 20 August 2025



YORKSHIRE
PROPERTY

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**102/46 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$725,000** Sold Date **07-Apr-25**

Distance **0.24km**



**602/60 ISLINGTON STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$700,000** Sold Date **29-Mar-25**

Distance **0.37km**



**501/28 STANLEY STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$710,000** Sold Date **06-Mar-25**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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