

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

203/36 BEDFORD 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Collingwood

Period-from

01 Sep 2024

to

31 Aug 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

103/28 STANLEY STREET COLLINGWOOD VIC 3066	\$477,000	07-Jun-25
406/20 PEEL STREET COLLINGWOOD VIC 3066	\$485,000	10-Jun-25
1104D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$488,000	17-Jul-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: 05 September 2025



YORKSHIRE
PROPERTY

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103/28 STANLEY STREET
COLLINGWOOD VIC 3066

1 1 1

Sold Price **\$477,000** Sold Date **07-Jun-25**

Distance **0.06km**



406/20 PEEL STREET
COLLINGWOOD VIC 3066

1 1 1

Sold Price ^{RS} **\$485,000** Sold Date **10-Jun-25**

Distance **0.4km**



1104D/21 ROBERT STREET
COLLINGWOOD VIC 3066

1 1 1

Sold Price **\$488,000** Sold Date **17-Jul-25**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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