

## 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

307B/3 BREWERY LANE COLLINGWOOD VIC 3066

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jun 2025

to

31 May 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

402/107 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$605,000	12-Mar-26
704/47 PEEL STREET COLLINGWOOD VIC 3066	\$599,000	11-Mar-26
23/22 STANLEY STREET COLLINGWOOD VIC 3066	\$580,000	23-Dec-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 June 2026

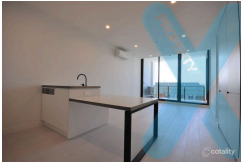


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**402/107 CAMBRIDGE STREET  
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$605,000** Sold Date **12-Mar-26**

Distance **0.32km**

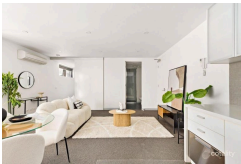


**704/47 PEEL STREET  
COLLINGWOOD VIC 3066**

2 1 1

Sold Price <sup>RS</sup> **\$599,000** <sup>UN</sup> Sold Date **11-Mar-26**

Distance **2.79km**



**23/22 STANLEY STREET  
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$580,000** Sold Date **23-Dec-25**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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