

## 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

3/69 LITTLE OXFORD STREET 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

\$590,000

&

\$640,000

### 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

148/158 SMITH STREET COLLINGWOOD VIC 3066	\$630,000	21-May-26
3/60 STANLEY STREET COLLINGWOOD VIC 3066	\$630,000	30-Apr-26
901D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$640,000	01-Jun-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: 30 June 2026



YORKSHIRE  
PROPERTY

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148/158 SMITH STREET  
COLLINGWOOD VIC 3066

2 2 1

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

Distance **0km**



3/60 STANLEY STREET  
COLLINGWOOD VIC 3066

2 1 1

Sold Price Sold Date **30-Apr-26**

Distance **0.3km**



901D/21 ROBERT STREET  
COLLINGWOOD VIC 3066

2 2 1

Sold Price <sup>RS</sup> **\$640,000** <sup>UN</sup> Sold Date **01-Jun-26**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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