

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

219/132 SMITH 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Sep 2025

to

31 Aug 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

106/88 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$500,000	18-Apr-26
306/2 HOTHAM STREET COLLINGWOOD VIC 3066	\$510,000	18-Apr-26
105/8 KEELE STREET COLLINGWOOD VIC 3066	\$535,000	11-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: 07 September 2026

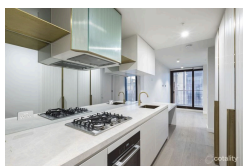


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**106/88 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$500,000** Sold Date **18-Apr-26**

Distance **0.26km**



**306/2 HOTHAM STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$510,000** Sold Date **18-Apr-26**

Distance **0.91km**



**105/8 KEELE STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$535,000** Sold Date **11-Jun-26**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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