

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

504B/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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Oct 2024

to

30 Sep 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

102B/3 BREWERY LANE COLLINGWOOD VIC 3066	\$435,000	17-May-25
311E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$430,000	01-Aug-25
302D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$420,000	22-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: 13 October 2025



YORKSHIRE
PROPERTY
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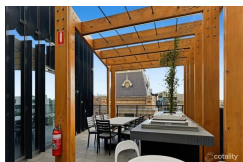


**102B/3 BREWERY LANE
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$435,000** Sold Date **17-May-25**

Distance **0km**

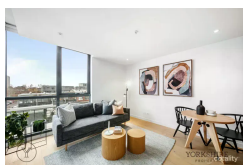


**311E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$430,000** Sold Date **01-Aug-25**

Distance **0km**



**302D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$420,000** Sold Date **22-Jul-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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