

## 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

505B/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

\$565,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Apr 2025

to

31 Mar 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

12 BREWERY LANE COLLINGWOOD VIC 3066	\$565,000	25-Mar-26
2/60 STANLEY STREET COLLINGWOOD VIC 3066	\$590,000	14-Apr-25
27/22 STANLEY STREET COLLINGWOOD VIC 3066	\$598,500	07-May-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: 23 April 2026

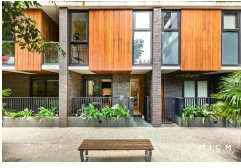


YORKSHIRE  
PROPERTY  
Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au



12 BREWERY LANE  
COLLINGWOOD VIC 3066

2 1 1

Sold Price <sup>RS</sup> **\$565,000** <sup>UN</sup> Sold Date **25-Mar-26**

Distance **0km**

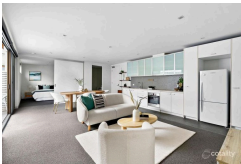


2/60 STANLEY STREET  
COLLINGWOOD VIC 3066

2 1 1

Sold Price **\$590,000** Sold Date **14-Apr-25**

Distance **0.46km**



27/22 STANLEY STREET  
COLLINGWOOD VIC 3066

2 1 1

Sold Price **\$598,500** Sold Date **07-May-25**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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