

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

516/158 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

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Collingwood

Period-from

01 Dec 2024

to

30 Nov 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

242/158 SMITH STREET COLLINGWOOD VIC 3066	\$621,500	22-Sep-25
1002D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$653,000	02-Sep-25
712/470 SMITH STREET COLLINGWOOD VIC 3066	\$660,000	28-Oct-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: 17 December 2025



YORKSHIRE
PROPERTY

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242/158 SMITH STREET
COLLINGWOOD VIC 3066

2 2 1

Sold Price

^{RS} \$621,500 Sold Date 22-Sep-25

Distance 0km



1002D/21 ROBERT STREET
COLLINGWOOD VIC 3066

2 2 1

Sold Price

\$653,000 Sold Date 02-Sep-25

Distance 0.36km



712/470 SMITH STREET
COLLINGWOOD VIC 3066

2 2 1

Sold Price

^{RS} \$660,000 ^{UN} Sold Date 28-Oct-25

Distance 1.07km

RS = Recent sale

UN = Undisclosed Sale

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