

## 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

801B/3 BREWERY LANE COLLINGWOOD VIC 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Collingwood

Period-from

01 Aug 2024

to

31 Jul 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 102/46 CAMBRIDGE STREET COLLINGWOOD VIC 3066 | \$725,000 | 07-Apr-25 |
| 501/28 STANLEY STREET COLLINGWOOD VIC 3066   | \$710,000 | 06-Mar-25 |
| 602/60 ISLINGTON STREET COLLINGWOOD VIC 3066 | \$700,000 | 29-Mar-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: 07 August 2025



YORKSHIRE  
PROPERTY

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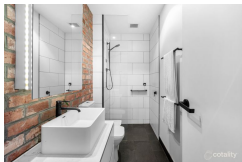


**102/46 CAMBRIDGE STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$725,000** Sold Date **07-Apr-25**

Distance **0.24km**



**501/28 STANLEY STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$710,000** Sold Date **06-Mar-25**

Distance **0.49km**



**602/60 ISLINGTON STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$700,000** Sold Date **29-Mar-25**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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