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	2-bedrooms, 2-bathrooms, 1-Car 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	$1,395,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,200,000	Property type	Commercial	Suburb	Collingwood
Period-from	01 Jan 2025	to	31 Dec 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
2/1 BEDFORD STREET COLLINGWOOD VIC 3066	$1,280,000	17-Jan-25
707/25 JOHNSTON STREET COLLINGWOOD VIC 3066	$1,300,000	02-Dec-24
411/25 JOHNSTON STREET COLLINGWOOD VIC 3066	$1,365,000	07-Sep-24

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: 14 January 2026

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2/1 BEDFORD STREET COLLINGWOOD VIC 3066

2 2 1

Sold Price **$1,280,000** Sold Date **17-Jan-25**

Distance **0.33km**



707/25 JOHNSTON STREET COLLINGWOOD VIC 3066

2 2 2

Sold Price **$1,300,000** Sold Date **02-Dec-24**

Distance **0.35km**



411/25 JOHNSTON STREET COLLINGWOOD VIC 3066

2 2 2

Sold Price **$1,365,000** Sold Date **07-Sep-24**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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