

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

207/9 Little Oxford Street, Collingwood Vic 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$621,750

Property Type

Unit

Suburb

Collingwood

Period - From

02/04/2024

to

01/04/2025

Source

Property Data

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 six 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
1	405/160 Argyle St FITZROY 3065	\$760,000	22/03/2025
2	319/31 Wellington St COLLINGWOOD 3066	\$793,000	08/03/2025
3	205/176 Argyle St FITZROY 3065	\$780,000	18/02/2025

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 six months.~~

This Statement of Information was prepared on:

02/04/2025 20:17



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

02/04/2024 - 01/04/2025: \$621,750

Comparable Properties



405/160 Argyle St FITZROY 3065 (REI)

Agent Comments

2 2 1

Price: \$760,000

Method: Private Sale

Date: 22/03/2025

Property Type: Apartment



319/31 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments

2 1 1

Price: \$793,000

Method: Private Sale

Date: 08/03/2025

Property Type: Apartment



205/176 Argyle St FITZROY 3065 (REI/VG)

Agent Comments

2 2 1

Price: \$780,000

Method: Private Sale

Date: 18/02/2025

Rooms: 5

Property Type: Apartment