

# 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

4/297 Wellington Street, Collingwood Vic 3066
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,250,000
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### Median sale price

Median price

\$1,310,000
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Property Type

House
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Suburb

Collingwood
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Period - From

01/01/2025
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to

31/03/2025
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Source

REIV
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### 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	36 Hotham St COLLINGWOOD 3066	\$1,175,000	25/01/2025
2	14 Peters La ABBOTSFORD 3067	\$1,284,000	30/11/2024
3			

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:

11/04/2025 11:06
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3   2   1

**Property Type:** House

[Agent Comments](#)

**Indicative Selling Price**

\$1,250,000

**Median House Price**

March quarter 2025: \$1,310,000

## Comparable Properties



**36 Hotham St COLLINGWOOD 3066 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$1,175,000

**Method:** Private Sale

**Date:** 25/01/2025

**Property Type:** House



**14 Peters La ABBOTSFORD 3067 (REI)**

[Agent Comments](#)

3   1   -

**Price:** \$1,284,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

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.

**Account - Markovic Real Estate** | P: (03) 9417 4100