Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

4/297 Wellington Street, Collingwood Vic 3066

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price	\$1,310,000	Pro	perty Type H	louse		Suburb	Collingwood
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale







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)

3

3 2

Price: \$1,175,000 Method: Private Sale Date: 25/01/2025 Property Type: House **Agent Comments**



14 Peters La ABBOTSFORD 3067 (REI)

3

:

1

Price: \$1,284,000 **Method:** Auction Sale **Date:** 30/11/2024

Property Type: House (Res)

Agent Comments

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





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