

# 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

208d/21 Robert Street, Collingwood Vic 3066

### Indicative selling price

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

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Collingwood

Period - From

12/12/2023

to

11/12/2024

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	106/11 Hoddle St COLLINGWOOD 3066	\$440,000	14/11/2024
2	19/18-22 Stanley St COLLINGWOOD 3066	\$430,000	22/10/2024
3	607E/9 Robert St COLLINGWOOD 3066	\$420,000	18/06/2024

**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:

12/12/2024 12:32



Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$400,000 - \$440,000  
Median Unit Price  
12/12/2023 - 11/12/2024: \$615,000

Comparable Properties



106/11 Hoddle St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$440,000  
Method: Private Sale  
Date: 14/11/2024  
Property Type: Apartment



19/18-22 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$430,000  
Method: Private Sale  
Date: 22/10/2024  
Property Type: Apartment



607E/9 Robert St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$420,000  
Method: Private Sale  
Date: 18/06/2024  
Property Type: House