

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

401/11 HODDLE 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)

Single price

or range between

\$440,000

&amp;

\$470,000

## Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

COLLINGWOOD

Period - From

February 2024

to

January 2025

Source

RPDATA

## Comparable property sales

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

223/3 HODDLE STREET COLLINGWOOD VIC 3066

\$450,188

08/08/2023

103/55 ISLINGTON STREET COLLINGWOOD VIC 3066

\$475,000

09/04/2024

2/23-25 ALBERT STREET EAST MELBOURNE VIC 3002

\$495,000

19/07/2024

This Statement of Information was prepared on: 3/02/2025