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	319/31 Wellington Street, Collingwood Vic 3066
Including suburb and	
postcode	

Indicative selling price

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

Range between \$780,000	&	\$810,000
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Median sale price

Median price	\$625,000	Pro	perty Type Uni	t		Suburb	Collingwood
Period - From	01/01/2024	to	31/12/2024	So	urce	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

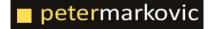
Add	dress of comparable property	Price	Date of sale
1	610/103-107 Oxford St COLLINGWOOD 3066	\$795,000	20/12/2024
2	607/103 Oxford St COLLINGWOOD 3066	\$817,500	03/10/2024
3	207/11 Wellington St COLLINGWOOD 3066	\$798,000	18/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/02/2025 15:35













Property Type: Agent Comments

Indicative Selling Price \$780,000 - \$810,000 **Median Unit Price** Year ending December 2024: \$625,000

Comparable Properties



610/103-107 Oxford St COLLINGWOOD 3066 (REI)







Agent Comments

Price: \$795,000 Method: Private Sale Date: 20/12/2024

Property Type: Apartment Land Size: 1221.35 sqm approx

607/103 Oxford St COLLINGWOOD 3066 (REI)







Agent Comments

Price: \$817,500 Method: Private Sale Date: 03/10/2024

Property Type: Apartment



207/11 Wellington St COLLINGWOOD 3066 (REI)

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Price: \$798,000 Method: Private Sale Date: 18/09/2024

Property Type: Apartment

Agent Comments

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