

# 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

209/6 Mater Street, Collingwood Vic 3066

### Indicative selling price

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

Range between

\$380,000

&

\$399,500

### Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Collingwood

Period - From

17/01/2024

to

16/01/2025

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	605/70 Stanley St COLLINGWOOD 3066	\$387,000	18/12/2024
2	308/58 Queens Pde FITZROY NORTH 3068	\$390,000	26/11/2024
3	207/60 Islington St COLLINGWOOD 3066	\$380,000	21/11/2024

**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:

17/01/2025 15:25