

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

1/124-126 Perry Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Collingwood

Period - From 01/07/2024

to

30/06/2025

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 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	702/631 Victoria St ABBOTSFORD 3067	\$530,000	06/05/2025
2	303/18 Grosvenor St ABBOTSFORD 3067	\$505,000	01/05/2025
3	6/29 Church St ABBOTSFORD 3067	\$510,000	27/03/2025

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:

09/09/2025 10:52

Vincent Silvestro

03 9068 4851

0426 199 509

vincent@whitefoxrealestate.com.au

Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

Year ending June 2025: \$625,000



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties

702/631 Victoria St ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$530,000

Method: Sale

Date: 06/05/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



303/18 Grosvenor St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment



6/29 Church St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 27/03/2025

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699