

## 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

102B/3 BREWERY LANE COLLINGWOOD VIC 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$415,000

&

\$455,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Collingwood

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

212E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$435,000	11-Jun-24
607E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$420,000	31-May-24
208D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$440,000	24-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 08 May 2025



YORKSHIRE  
PROPERTY

Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au



**212E/9 ROBERT STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$435,000** Sold Date **11-Jun-24**

Distance **0km**



**607E/9 ROBERT STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$420,000** Sold Date **31-May-24**

Distance **0km**



**208D/21 ROBERT STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$440,000** Sold Date **24-Dec-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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