

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

115/2 HOTHAM STREET COLLINGWOOD VIC 3066

Indicative selling price

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

Single Price

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

118/2 HOTHAM STREET COLLINGWOOD VIC 3066	\$495,000	22-Jun-25
402/2 HOTHAM STREET COLLINGWOOD VIC 3066	\$500,000	07-Aug-25
203/36 BEDFORD STREET COLLINGWOOD VIC 3066	\$485,000	24-Sep-25

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: 06 October 2025

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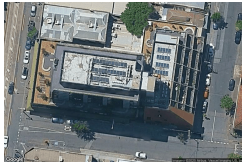


**118/2 HOTHAM STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$495,000** Sold Date **22-Jun-25**

Distance **0km**



**402/2 HOTHAM STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$500,000** Sold Date **07-Aug-25**

Distance **0km**



**203/36 BEDFORD STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price ^{RS} **\$485,000** Sold Date **24-Sep-25**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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