

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

116/31 Wellington Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$770,000 & \$810,000

Median sale price

Median price \$704,000 Property Type Unit Suburb Collingwood

Period - From 01/07/2025 to 30/09/2025 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	201/176 Argyle St FITZROY 3065	\$785,000	22/11/2025
2	417/31 Wellington St COLLINGWOOD 3066	\$850,000	14/11/2025
3	414/68 Cambridge St COLLINGWOOD 3066	\$810,000	19/09/2025

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:

27/11/2025 15:02



Property Type:
Agent Comments

Indicative Selling Price
\$770,000 - \$810,000
Median Unit Price
September quarter 2025: \$704,000

Comparable Properties



201/176 Argyle St FITZROY 3065 (REI)

Agent Comments



Price: \$785,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Apartment



417/31 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 14/11/2025
Property Type: Apartment



414/68 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 19/09/2025
Property Type: Apartment

Account - Markovic Real Estate | P: (03) 9417 4100