

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

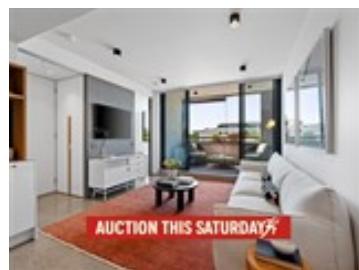
Indicative Selling Price

\$770,000 - \$810,000

Median Unit Price

September quarter 2025: \$704,000

Comparable Properties



201/176 Argyle St FITZROY 3065 (REI)



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

Agent Comments



417/31 Wellington St COLLINGWOOD 3066 (REI)



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

Agent Comments



414/68 Cambridge St COLLINGWOOD 3066 (REI)



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

Agent Comments

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