

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

117/470 Smith Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$670,000

&

\$695,000

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	206/181 Smith St FITZROY 3065	\$690,000	20/10/2025
2	303/372 Johnston St ABBOTSFORD 3067	\$675,000	08/09/2025
3	310/338 Gore St FITZROY 3065	\$700,000	29/05/2025

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:

18/11/2025 14:26



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$670,000 - \$695,000

Median Unit Price

September quarter 2025: \$704,000

Comparable Properties



206/181 Smith St FITZROY 3065 (REI)

Agent Comments

 2
  1
  -

Price: \$690,000

Method: Private Sale

Date: 20/10/2025

Property Type: Apartment



303/372 Johnston St ABBOTSFORD 3067 (REI)

Agent Comments

 2
  2
  1

Price: \$675,000

Method: Private Sale

Date: 08/09/2025

Property Type: Apartment



310/338 Gore St FITZROY 3065 (REI)

Agent Comments

 2
  2
  1

Price: \$700,000

Method: Private Sale

Date: 29/05/2025

Property Type: Apartment

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