

## 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

118/2 HOTHAM STREET 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

\$485,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jun 2024

to

31 May 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

501/185 ROSE STREET FITZROY VIC 3065	\$526,500	26-May-25
103/28 STANLEY STREET COLLINGWOOD VIC 3066	\$477,000	07-Jun-25
404/132 SMITH STREET COLLINGWOOD VIC 3066	\$475,000	21-Feb-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: 13 June 2025



**501/185 ROSE STREET FITZROY  
VIC 3065**

1 1 1

Sold Price

<sup>RS</sup>

**\$526,500**

Sold Date

**26-May-25**

Distance

**0.12km**



**103/28 STANLEY STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

<sup>RS</sup>

**\$477,000**

Sold Date

**07-Jun-25**

Distance

**0.65km**



**404/132 SMITH STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

**\$475,000**

Sold Date

**21-Feb-25**

Distance

**0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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