

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

12/169-173 KEELE 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

\$350,000

&

\$380,000

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

209/6 MATER STREET COLLINGWOOD VIC 3066	\$380,000	09-Feb-25
104/12 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$365,000	09-May-25
12/57 CAROLINE STREET CLIFTON HILL VIC 3068	\$375,000	11-Apr-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: 18 June 2025



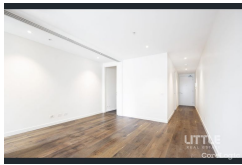
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PROPERTY

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**209/6 MATER STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$380,000** Sold Date **09-Feb-25**

Distance **0.69km**



**104/12 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**

1 1 1

Sold Price ^{RS} **\$365,000** ^{UN} Sold Date **09-May-25**

Distance **0.78km**



**12/57 CAROLINE STREET CLIFTON
HILL VIC 3068**

1 1 1

Sold Price ^{RS} **\$375,000** Sold Date **11-Apr-25**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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