

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

1303D/21 ROBERT 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

\$440,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

104/31 NAPOLEON STREET COLLINGWOOD VIC 3066	\$450,000	11-Mar-26
206/31 NAPOLEON STREET COLLINGWOOD VIC 3066	\$457,300	07-Apr-26
405/51 NAPOLEON STREET COLLINGWOOD VIC 3066	\$460,000	17-Jun-26

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: 28 August 2026



YORKSHIRE
PROPERTY

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**104/31 NAPOLEON STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

^{RS} **\$450,000** Sold Date **11-Mar-26**

Distance **0.48km**



**206/31 NAPOLEON STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

\$457,300 Sold Date **07-Apr-26**

Distance **0.48km**



**405/51 NAPOLEON STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

^{RS} **\$460,000** Sold Date **17-Jun-26**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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