

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

208/51 NAPOLEON 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

\$399,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Collingwood

Period-from

01 Aug 2024

to

31 Jul 2025

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

210/51 NAPOLEON STREET COLLINGWOOD VIC 3066	\$420,000	09-May-25
302/51 NAPOLEON STREET COLLINGWOOD VIC 3066	\$424,000	11-Jun-25
404/51 NAPOLEON STREET COLLINGWOOD VIC 3066	\$455,000	27-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: 11 August 2025

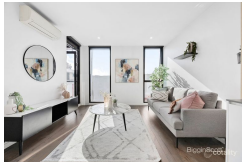


**210/51 NAPOLEON STREET
 COLLINGWOOD VIC 3066**

 1
  1
  1

Sold Price **\$420,000** Sold Date **09-May-25**

Distance **0km**



**302/51 NAPOLEON STREET
 COLLINGWOOD VIC 3066**

 1
  1
  1

Sold Price **\$424,000** Sold Date **11-Jun-25**

Distance **0km**



**404/51 NAPOLEON STREET
 COLLINGWOOD VIC 3066**

 1
  1
  1

Sold Price **\$455,000** Sold Date **27-Feb-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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