

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

210/51 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Apr 2024

to

31 Mar 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

804/51 NAPOLEON STREET COLLINGWOOD VIC 3066	\$435,000	11-Dec-24
204/80 STANLEY STREET COLLINGWOOD VIC 3066	\$440,000	10-Apr-25
5/10 STANLEY STREET COLLINGWOOD VIC 3066	\$420,000	11-Jan-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.~~

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**804/51 NAPOLEON STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$435,000** Sold Date **11-Dec-24**

Distance **0km**

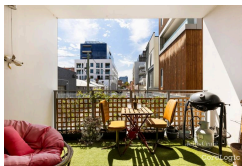


**204/80 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **10-Apr-25**

Distance **0.03km**



**5/10 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$420,000** Sold Date **11-Jan-25**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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