

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

242/158 SMITH 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

\$638,000

or range
between

&

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

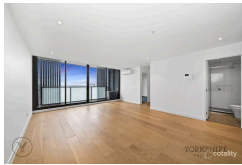
Date of sale

905D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$640,000	13-Mar-25
108/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$641,000	20-May-25
413/107 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$660,000	08-Jun-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: 28 August 2025



**905D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$640,000** Sold Date **13-Mar-25**

Distance **0.36km**

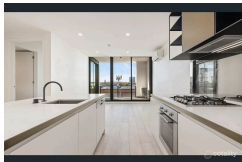


**108/75 WELLINGTON STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$641,000** Sold Date **20-May-25**

Distance **0.31km**



**413/107 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$660,000** Sold Date **08-Jun-25**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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