

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

302D/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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

House

Suburb

Collingwood

Period-from

01 Jul 2024

to

30 Jun 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

1602D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$415,000	17-Jan-25
5/10 STANLEY STREET COLLINGWOOD VIC 3066	\$420,000	11-Jan-25
707E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$407,000	31-Mar-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: 04 July 2025



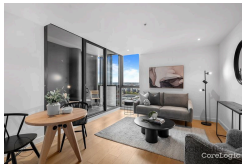
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PROPERTY

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**1602D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

\$415,000

Sold Date

17-Jan-25

Distance

0km



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

1 1 1

Sold Price

\$420,000

Sold Date

11-Jan-25

Distance

0.51km



**707E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

\$407,000

Sold Date

31-Mar-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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