

# 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

303/11 Hoddle Street, Collingwood VIC 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$400,000

&

\$425,000

### Median sale price

Median price

\$623,750

Property Type

Unit

Suburb

Collingwood

Period - From

16/06/2025

to

15/12/2025

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
504B/3 Brewery Lane Collingwood VIC 3066	\$406,000	20/11/2025
10/45 York Street Richmond VIC 3121	\$410,000	08/08/2025
302D/21 Robert Street Collingwood VIC 3066	\$420,000	22/07/2025

This Statement of Information was prepared on:

16/12/2025