

## 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

504B/3 BREWERY LANE COLLINGWOOD VIC 3066

### Indicative selling price

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

\$621,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Oct 2024

to

30 Sep 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 102B/3 BREWERY LANE COLLINGWOOD VIC 3066   | \$435,000 | 17-May-25 |
| 311E/9 ROBERT STREET COLLINGWOOD VIC 3066  | \$430,000 | 01-Aug-25 |
| 302D/21 ROBERT STREET COLLINGWOOD VIC 3066 | \$420,000 | 22-Jul-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: 13 October 2025



YORKSHIRE  
PROPERTY

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**102B/3 BREWERY LANE  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

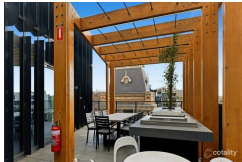
**\$435,000**

Sold Date

**17-May-25**

Distance

**0km**



**311E/9 ROBERT STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

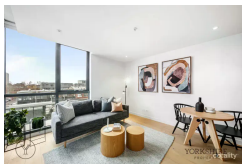
**\$430,000**

Sold Date

**01-Aug-25**

Distance

**0km**



**302D/21 ROBERT STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

**\$420,000**

Sold Date

**22-Jul-25**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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