

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	511/470 Smith Street, Collingwood, VIC 3066
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$450,000	&	\$479,990
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Median sale price

Median price	\$640,000	Property Type	House	Suburb	Collingwood (3066)
Period - From	01/03/2025	to	24/06/2025	Source	REIV

Comparable property sales

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
304/470 SMITH STREET, COLLINGWOOD VIC 3066	\$520,000	11/06/2025
135/158 SMITH STREET, COLLINGWOOD VIC 3066	\$460,000	16/05/2025
136/158 SMITH STREET, COLLINGWOOD VIC 3066	\$465,000	24/03/2025

This Statement of Information was prepared on: 24/06/2025