

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

7-9 Mason Street, Collingwood Vic 3066

Indicative selling price

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

Range between

\$2,750,000

&

\$3,000,000

Median sale price

Median price

\$1,345,000

Property Type

House

Suburb

Collingwood

Period - From

01/10/2025

to

31/12/2025

Source

REIV

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

	Address of comparable property	Price	Date of sale
1	259 Fitzroy St FITZROY 3065	\$2,800,000	19/12/2025
2	29 Moor St FITZROY 3065	\$2,820,000	15/11/2025
3	106 Queens Pde FITZROY NORTH 3068	\$2,920,000	13/09/2025

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 six months.~~

This Statement of Information was prepared on:

05/02/2026 15:01



Property Type: House
(Development Opportunity)
Land Size: 358 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000 - \$3,000,000
Median House Price
December quarter 2025: \$1,345,000

Comparable Properties



259 Fitzroy St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$2,800,000
Method: Private Sale
Date: 19/12/2025
Property Type: House (Res)
Land Size: 144 sqm approx



29 Moor St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$2,820,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 263 sqm approx



106 Queens Pde FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$2,920,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 196 sqm approx