

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

708D/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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Nov 2024

to

31 Oct 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

1104D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$488,000	17-Jul-25
406/20 PEEL STREET COLLINGWOOD VIC 3066	\$485,000	10-Jun-25
25/176 SMITH STREET COLLINGWOOD VIC 3066	\$485,000	11-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: 07 November 2025



YORKSHIRE
PROPERTY

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**1104D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

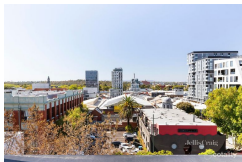
\$488,000

Sold Date

17-Jul-25

Distance

0km



**406/20 PEEL STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

\$485,000

Sold Date

10-Jun-25

Distance

0.23km



**25/176 SMITH STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

Sold Date

11-Jul-25

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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