

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

2-bedrooms, 2-bathrooms, 1-Car 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

\$1,395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Commercial

Suburb

Collingwood

Period-from

01 Jan 2025

to

31 Dec 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

2/1 BEDFORD STREET COLLINGWOOD VIC 3066	\$1,280,000	17-Jan-25
707/25 JOHNSTON STREET COLLINGWOOD VIC 3066	\$1,300,000	02-Dec-24
411/25 JOHNSTON STREET COLLINGWOOD VIC 3066	\$1,365,000	07-Sep-24

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: 14 January 2026


**2/1 BEDFORD STREET
COLLINGWOOD VIC 3066**
 2  2  1

 Sold Price **\$1,280,000** Sold Date **17-Jan-25**

 Distance **0.33km**

**707/25 JOHNSTON STREET
COLLINGWOOD VIC 3066**
 2  2  2

 Sold Price **\$1,300,000** Sold Date **02-Dec-24**

 Distance **0.35km**

**411/25 JOHNSTON STREET
COLLINGWOOD VIC 3066**
 2  2  2

 Sold Price **\$1,365,000** Sold Date **07-Sep-24**

 Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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