

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 8 Little Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

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	2802/35 Spring St MELBOURNE 3000	\$1,560,000	21/02/2026
2	202/144 Jolimont Rd EAST MELBOURNE 3002	\$1,565,000	12/02/2026
3	18/22 Grattan St CARLTON 3053	\$1,600,000	15/09/2025

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: 12/03/2026 16:41



Rooms: 5

Property Type: Townhouse (Single)

Land Size: 613 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

December quarter 2025: \$1,345,000

Comparable Properties



2802/35 Spring St MELBOURNE 3000 (REI)

[Agent Comments](#)



Price: \$1,560,000

Method: Private Sale

Date: 21/02/2026

Property Type: Apartment



202/144 Jolimont Rd EAST MELBOURNE 3002 (REI)

[Agent Comments](#)



Price: \$1,565,000

Method: Private Sale

Date: 12/02/2026

Property Type: Apartment

18/22 Grattan St CARLTON 3053 (VG)

[Agent Comments](#)



Price: \$1,600,000

Method: Sale

Date: 15/09/2025

Property Type: Townhouse (Conjoined)