

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 408/45 Victoria Parade, Collingwood, VIC 3066

Indicative selling price

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

Price Range

\$240,000

&

\$250,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Collingwood (3066)

Period - From

01/01/2025

to

31/12/2025

Source

Cotality

Comparable property sales

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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
511/45 VICTORIA PARADE, COLLINGWOOD VIC 3066	\$210,000	28/10/2025
601/45 VICTORIA PARADE, COLLINGWOOD VIC 3066	\$282,000	18/09/2025
515/339 SWANSTON STREET, MELBOURNE VIC 3000	\$265,000	30/07/2025

This Statement of Information was prepared on: 31/01/2026

