

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 601/80 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$587,500 Property Type Unit 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	107/649 Victoria St ABBOTSFORD 3067	\$1,250,000	30/10/2025
2	304/27 Groom St CLIFTON HILL 3068	\$1,236,000	21/08/2025
3			

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.

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

December quarter 2025: \$587,500



Property Type: Apartment

Land Size: 406 sqm approx

Agent Comments

Comparable Properties



107/649 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 30/10/2025

Property Type: Unit



304/27 Groom St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,236,000

Method: Auction Sale

Date: 21/08/2025

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 8415 6100



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