

# 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 4/61 Little Oxford Street, Collingwood Vic 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### 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	401/88 Cambridge St COLLINGWOOD 3066	\$710,000	19/01/2026
2	117/470 Smith St COLLINGWOOD 3066	\$680,000	25/12/2025
3	129/40 Stanley St COLLINGWOOD 3066	\$635,000	14/12/2025

**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: 11/02/2026 15:42

Michael Amarant  
03 8415 6100  
0411 144 569  
michaelamarant@jellisrcraig.com.au



2 1 2

**Rooms:** 3  
**Property Type:** Apartment

**Agent Comments**

Just one of six apartments - single level - east facing and top floor - offering good sized living - delightful balcony - plus the benefit of side by side car space (not stacker) with large cyclone wire storage cage. Note located on level 2 - no lift in the building.

**Indicative Selling Price**  
\$650,000 - \$700,000

**Median Unit Price**  
December quarter 2025: \$587,500

## Comparable Properties



**401/88 Cambridge St COLLINGWOOD 3066 (REI)**

[Agent Comments](#)

2 2 1

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 19/01/2026  
**Property Type:** Apartment



**117/470 Smith St COLLINGWOOD 3066 (REI)**

[Agent Comments](#)

2 2 1

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 25/12/2025  
**Property Type:** Apartment



**129/40 Stanley St COLLINGWOOD 3066 (REI)**

[Agent Comments](#)

2 1 2

**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 14/12/2025  
**Property Type:** Apartment

Account - Jellis Craig | P: 03 8415 6100