

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

116/470 Smith Street, Collingwood Vic 3066

Indicative selling price

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

Single price \$549,000

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	211/132 Smith St COLLINGWOOD 3066	\$530,000	15/01/2026
2	701/2 Hotham St COLLINGWOOD 3066	\$555,000	20/12/2025
3	904/68 Cambridge St COLLINGWOOD 3066	\$561,000	09/12/2025

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:

06/02/2026 08:10



 1
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  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$549,000

Median Unit Price

December quarter 2025: \$587,500

Comparable Properties



211/132 Smith St COLLINGWOOD 3066 (REI)

Agent Comments

 1
  1
  1

Price: \$530,000

Method: Private Sale

Date: 15/01/2026

Property Type: Apartment



701/2 Hotham St COLLINGWOOD 3066 (REI)

Agent Comments

 1
  1
  1

Price: \$555,000

Method: Private Sale

Date: 20/12/2025

Property Type: Apartment



904/68 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments

 1
  1
  1

Price: \$561,000

Method: Private Sale

Date: 09/12/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000