

# 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 315/88 Cambridge 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 \$680,000 & \$720,000

### 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	117/470 Smith St COLLINGWOOD 3066	\$680,000	25/12/2025
2	502/58 Queens Pde FITZROY NORTH 3068	\$690,000	20/12/2025
3	801B/3 Brewery La COLLINGWOOD 3066	\$720,000	17/09/2025

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: 23/02/2026 09:00

315/88 Cambridge Street, Collingwood Vic 3066

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 2  2  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$720,000  
**Median Unit Price**  
December quarter 2025: \$587,500

## Comparable Properties



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

[Agent Comments](#)

 2  2  1

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



502/58 Queens Pde FITZROY NORTH 3068 (REI/VG)

[Agent Comments](#)

 2  2  1

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 20/12/2025  
**Property Type:** Apartment



801B/3 Brewery La COLLINGWOOD 3066 (REI/VG)

[Agent Comments](#)

 2  2  1

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 17/09/2025  
**Property Type:** Unit

Account - Belle Property Richmond | P: 03 9967 8899



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