

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 124-130 Langridge Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

Median sale price

Median price \$1,580,000 Property Type House Suburb Collingwood

Period - From 01/04/2025 to 30/06/2025 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	397 Brunswick St FITZROY 3065	\$4,070,000	20/06/2025
2			
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

\$4,000,000 - \$4,400,000

Median House Price

June quarter 2025: \$1,580,000



Property Type: Retail - Mixed Use
(Unspecified)

Land Size: 502 sqm approx

Agent Comments

Comparable Properties



397 Brunswick St FITZROY 3065 (REI)

Agent Comments



Price: \$4,070,000

Method: Private Sale

Date: 20/06/2025

Property Type: Office

Land Size: 352 sqm approx

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.