

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

92 Gold Street, Collingwood Vic 3066

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Collingwood

Period - From

01/07/2025

to

30/09/2025

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	10 Forest St COLLINGWOOD 3066	\$1,360,000	29/11/2025
2	22 Forest St COLLINGWOOD 3066	\$1,201,000	22/11/2025
3	110 Keele St COLLINGWOOD 3066	\$1,360,000	25/10/2025

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:

02/12/2025 11:38

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Indicative Selling Price

\$1,250,000

Median House Price

September quarter 2025: \$1,350,000



2 1 0

Rooms: 4

Property Type: House

Land Size: 194 approximately sqm
approx

Agent Comments

Solid and elevated brick construction home offering 2 spacious bedrooms with BIR, huge living/dining/kitchen open plan living area - complemented by modern bathroom and modern kitchen on almost 200 square metres of land.

Comparable Properties



10 Forest St COLLINGWOOD 3066 (REI)

[Agent Comments](#)

2 1 -

Price: \$1,360,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 229 sqm approx



22 Forest St COLLINGWOOD 3066 (REI)

[Agent Comments](#)

2 1 -

Price: \$1,201,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)



110 Keele St COLLINGWOOD 3066 (REI)

[Agent Comments](#)

2 1 1

Price: \$1,360,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 8415 6100



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