

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

204/11 Hoddle Street, Collingwood Vic 3066

Indicative selling price

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

Single price \$412,000

Median sale price

Median price \$704,000

Property Type Unit

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	301/60 Stanley St COLLINGWOOD 3066	\$405,000	29/09/2025
2	302D/21 Robert St COLLINGWOOD 3066	\$420,000	05/08/2025
3	206/11 Hoddle St COLLINGWOOD 3066	\$408,000	19/06/2025

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:

05/11/2025 10:57



1
 1
 1

Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$412,000
Median Unit Price
 September quarter 2025: \$704,000

Comparable Properties



301/60 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments

1
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Price: \$405,000
Method: Private Sale
Date: 29/09/2025
Property Type: Apartment



302D/21 Robert St COLLINGWOOD 3066 (REI/VG)

Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment



206/11 Hoddle St COLLINGWOOD 3066 (REI/VG)

Agent Comments

1
 1
 1

Price: \$408,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment

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