

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 602/50 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$650,000 & \$690,000

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	606/70 Stanley St COLLINGWOOD 3066	\$701,500	10/02/2026
2	15/188 Faraday St CARLTON 3053	\$659,000	23/01/2026
3	106/250 Gore St FITZROY 3065	\$687,500	26/11/2025

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: 28/02/2026 16:29



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
December quarter 2025: \$587,500

Comparable Properties



606/70 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$701,500

Method: Sold Before Auction

Date: 10/02/2026

Property Type: Apartment



15/188 Faraday St CARLTON 3053 (REI)

Agent Comments



Price: \$659,000

Method: Private Sale

Date: 23/01/2026

Property Type: Apartment



106/250 Gore St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$687,500

Method: Private Sale

Date: 26/11/2025

Property Type: Unit

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