

# 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 708/2 Hotham 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 \$500,000 & \$550,000

### 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	210/48 Rose St FITZROY 3065	\$510,000	10/02/2026
2	211/132 Smith St COLLINGWOOD 3066	\$530,000	15/01/2026
3	103A/2 Mansard La COLLINGWOOD 3066	\$540,000	12/01/2026

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: 25/02/2026 13:55

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**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

December quarter 2025: \$587,500

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties

**210/48 Rose St FITZROY 3065 (REI)**

Agent Comments

**Price:** \$510,000**Method:** Private Sale**Date:** 10/02/2026**Property Type:** Apartment**211/132 Smith St COLLINGWOOD 3066 (REI)**

Agent Comments

**Price:** \$530,000**Method:** Private Sale**Date:** 15/01/2026**Property Type:** Apartment**103A/2 Mansard La COLLINGWOOD 3066 (REI/VG)**

Agent Comments

**Price:** \$540,000**Method:** Private Sale**Date:** 12/01/2026**Property Type:** Apartment

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