

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

212/107 Cambridge Street, Collingwood Vic 3066
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Indicative selling price

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

Range between

\$450,000

 &

\$490,000

Median sale price

Median price

\$640,000

 Property Type

Unit

 Suburb

Collingwood

Period - From

01/01/2025

 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	610/253 Bridge Rd RICHMOND 3121	\$470,000	26/11/2025
2	806/68 Cambridge St COLLINGWOOD 3066	\$495,000	29/10/2025
3	511/470 Smith St COLLINGWOOD 3066	\$455,000	22/10/2025

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:

04/03/2026 10:11



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
Year ending December 2025: \$640,000

Comparable Properties



610/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 26/11/2025
Property Type: Apartment



806/68 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 29/10/2025
Property Type: Apartment



511/470 Smith St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 22/10/2025
Property Type: Apartment

Account - Markovic Real Estate | P: (03) 9417 4100



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