

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 808/51 Napoleon Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$410,000 & \$450,000

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	108/31 Napoleon St COLLINGWOOD 3066	\$440,000	30/01/2026
2	311/31 Napoleon St COLLINGWOOD 3066	\$415,000	12/12/2025
3	109/31 Napoleon St COLLINGWOOD 3066	\$435,000	11/12/2025

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: 17/02/2026 14:51

David Ashby
03 8415 6100
0404 342 410
davidashby@jelliscraig.com.au



Rooms: 3

Property Type: Strata Unit/Flat

Land Size: 42sqm internally
approx. sqm approx

Agent Comments

+ storage cage

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

December quarter 2025: \$587,500

Comparable Properties



108/31 Napoleon St COLLINGWOOD 3066 (REI)

[Agent Comments](#)



Price: \$440,000

Method: Private Sale

Date: 30/01/2026

Property Type: Apartment



311/31 Napoleon St COLLINGWOOD 3066 (REI/VG)

[Agent Comments](#)



Price: \$415,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment



109/31 Napoleon St COLLINGWOOD 3066 (REI/VG)

[Agent Comments](#)



Price: \$435,000

Method: Private Sale

Date: 11/12/2025

Property Type: Apartment