

# 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 3/6-8 Charlotte 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 \$390,000 & \$410,000

### 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	5/1 Valiant St ABBOTSFORD 3067	\$413,000	12/01/2026
2	11/50 Barkly St CARLTON 3053	\$385,000	04/12/2025
3	7/9 South Tce CLIFTON HILL 3068	\$415,000	28/11/2025

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: 19/02/2026 16:44



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$390,000 - \$410,000  
**Median Unit Price**  
Year ending December 2025: \$640,000

## Comparable Properties



5/1 Valiant St ABBOTSFORD 3067 (REI)

Agent Comments



**Price:** \$413,000  
**Method:** Private Sale  
**Date:** 12/01/2026  
**Property Type:** Apartment



11/50 Barkly St CARLTON 3053 (REI)

Agent Comments



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** Apartment



7/9 South Tce CLIFTON HILL 3068 (REI)

Agent Comments



**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 28/11/2025  
**Property Type:** Apartment

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



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