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	411/107 Cambridge Street, Collingwood Vic 3066

Indicative selling price

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

Range between $570,000 & $600,000

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	1107V/162 Albert St EAST MELBOURNE 3002	$585,000	31/12/2025
2	23/22 Stanley St COLLINGWOOD 3066	$580,000	23/12/2025
3	715/162 Albert St EAST MELBOURNE 3002	$592,500	22/09/2025

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: 28/01/2026 14:17

411/107 Cambridge Street, Collingwood Vic 3066

JellisCraig

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000 - $600,000
Median Unit Price
December quarter 2025: $587,500

Comparable Properties



1107V/162 Albert St EAST MELBOURNE 3002 (REI)

2 1 1

Price: $585,000
Method: Private Sale
Date: 31/12/2025
Property Type: Apartment

Agent Comments



23/22 Stanley St COLLINGWOOD 3066 (REI)

2 1 1

Price: $580,000
Method: Private Sale
Date: 23/12/2025
Property Type: Apartment

Agent Comments

715/162 Albert St EAST MELBOURNE 3002 (REI/VG)

2 1 1

Price: $592,500
Method: Private Sale
Date: 22/09/2025
Property Type: Apartment

Agent Comments

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