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	4a Ballarat Street, Collingwood Vic 3066

Indicative selling price

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

Single price $1,290,000

Median sale price

Median price $1,345,000 Property Type House 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	33 Little Oxford St COLLINGWOOD 3066	$1,260,000	22/11/2025
2	330b Young St FITZROY 3065	$1,295,000	05/11/2025
3			

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: 07/03/2026 12:08

4a Ballarat Street, Collingwood Vic 3066

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2 1 1

Property Type: House (Res)
Land Size: 118 sqm approx

Agent Comments

Indicative Selling Price
$1,290,000
Median House Price
December quarter 2025: $1,345,000

Comparable Properties



33 Little Oxford St COLLINGWOOD 3066 (REI/VG)

2 1 1

Price: $1,260,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)

Agent Comments



330b Young St FITZROY 3065 (REI/VG)

2 2 1

Price: $1,295,000
Method: Private Sale
Date: 05/11/2025
Property Type: Townhouse (Res)
Land Size: 104 sqm approx

Agent Comments

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.

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