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	404/470 Smith Street, Collingwood Vic 3066

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $704,000 Property Type Unit Suburb Collingwood

Period - From 01/07/2025 to 30/09/2025 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	511/470 Smith St COLLINGWOOD 3066	$455,000	22/10/2025
2	25/176 Smith St COLLINGWOOD 3066	$485,000	11/07/2025
3	135/158 Smith St COLLINGWOOD 3066	$460,000	16/05/2025

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: 12/11/2025 15:53

404/470 Smith Street, Collingwood Vic 3066

JellisCraig

Johanna Doherty
8415 6100
0411 152 106
johannadoherty@jelliscraig.com.au



1 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
September quarter 2025: $704,000

Comparable Properties



511/470 Smith St COLLINGWOOD 3066 (REI)

1 1 1

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

Agent Comments



25/176 Smith St COLLINGWOOD 3066 (REI/VG)

1 1 1

Price: $485,000
Method: Sold Before Auction
Date: 11/07/2025
Property Type: Apartment

Agent Comments



135/158 Smith St COLLINGWOOD 3066 (REI/VG)

1 1 1

Price: $460,000
Method: Private Sale
Date: 16/05/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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