

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 315/88 Cambridge Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$650,000 & \$710,000

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	607/60 Islington St COLLINGWOOD 3066	\$650,000	01/12/2025
2	502/58 Queens Pde FITZROY NORTH 3068	\$690,000	20/12/2025
3	401/88 Cambridge St COLLINGWOOD 3066	\$710,000	19/01/2026

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: 16/03/2026 09:13



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$710,000
Median Unit Price
December quarter 2025: \$587,500

Comparable Properties



607/60 Islington St COLLINGWOOD 3066 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$650,000
Method: Private Sale
Date: 01/12/2025
Property Type: Apartment



502/58 Queens Pde FITZROY NORTH 3068 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$690,000
Method: Private Sale
Date: 20/12/2025
Property Type: Apartment



401/88 Cambridge St COLLINGWOOD 3066 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$710,000
Method: Private Sale
Date: 19/01/2026
Property Type: Apartment