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	302/11 Hoddle Street, Collingwood VIC 3066

Indicative selling price

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

Range between $390,000 & $410,000

Median sale price

Median price $625,000 Property Type Unit Suburb Collingwood

Period - From 08/03/2026 to 07/09/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
204/11 Hoddle Street Collingwood VIC 3066	$395,000	31/03/2026
305/38 Elizabeth Street Richmond VIC 3121	$400,000	24/03/2026
205/51 Napoleon Street Collingwood VIC 3066	$390,000	17/04/2026

This Statement of Information was prepared on: 08/09/2026