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	112/55 Islington Street, Collingwood Vic 3066

Indicative selling price

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

Single price $563,000

Median sale price

Median price $618,000 Property Type Unit Suburb Collingwood

Period - From 01/10/2024 to 31/12/2024 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	G1/60 Islington St COLLINGWOOD 3066	$575,000	21/01/2025
2	401/40 Stanley St COLLINGWOOD 3066	$570,000	01/12/2024
3	24/22 Stanley St COLLINGWOOD 3066	$560,000	20/10/2024

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: 06/02/2025 16:45

112/55 Islington Street, Collingwood Vic 3066

Simon Shrimpton
03 8415 6100
0411 889 577
simonshrimpton@jelliscraig.com.au



2 1 1

Rooms: 3
Property Type: Apartment
Land Size: Strata sqm approx

Agent Comments

Indicative Selling Price
$563,000
Median Unit Price
December quarter 2024: $618,000

Comparable Properties



G1/60 Islington St COLLINGWOOD 3066 (REI)

2 1 1

Price: $575,000
Method: Private Sale
Date: 21/01/2025
Property Type: Apartment

Agent Comments



401/40 Stanley St COLLINGWOOD 3066 (REI)

2 1 2

Price: $570,000
Method: Private Sale
Date: 01/12/2024
Property Type: Apartment

Agent Comments



24/22 Stanley St COLLINGWOOD 3066 (REI)

2 1 1

Price: $560,000
Method: Private Sale
Date: 20/10/2024
Property Type: Apartment

Agent Comments

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