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	18 Napoleon Street, Collingwood Vic 3066

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,156,250 Property Type House 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	101 Cecil St FITZROY 3065	$1,360,000	27/11/2024
2	27 Otter St COLLINGWOOD 3066	$1,330,000	30/08/2024
3	20 Hotham St COLLINGWOOD 3066	$1,400,000	24/08/2024

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: 03/02/2025 10:54

18 Napoleon Street, Collingwood Vic 3066

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3 1 1

Rooms: 5
Property Type: House
Land Size: 208 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
December quarter 2024: $1,156,250

Comparable Properties



101 Cecil St FITZROY 3065 (REI/VG)

3 1 -

Price: $1,360,000
Method: Private Sale
Date: 27/11/2024
Rooms: 4
Property Type: House (Res)
Land Size: 156 sqm approx

Agent Comments

27 Otter St COLLINGWOOD 3066 (VG)

3 - -

Price: $1,330,000
Method: Sale
Date: 30/08/2024
Property Type: House - Attached House N.E.C.
Land Size: 223 sqm approx

Agent Comments



20 Hotham St COLLINGWOOD 3066 (REI/VG)

3 1 -

Price: $1,400,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 199 sqm approx

Agent Comments

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