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	9 Alexander Street, Collingwood Vic 3066

Indicative selling price

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

Range between $1,550,000 & $1,675,000

Median sale price

Median price $1,310,000 Property Type House Suburb Collingwood

Period - From 01/01/2025 to 31/03/2025 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	20 Yambla St CLIFTON HILL 3068	$1,610,000	22/02/2025
2	17 Ramsden St CLIFTON HILL 3068	$1,545,000	14/12/2024
3	34 Fenwick St CLIFTON HILL 3068	$1,560,000	08/11/2024

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: 01/05/2025 11:26

9 Alexander Street, Collingwood Vic 3066



4 2 0

Property Type: House
Land Size: 129 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,675,000
Median House Price
March quarter 2025: $1,310,000

Comparable Properties



20 Yambla St CLIFTON HILL 3068 (REI/VG)

3 3 2

Price: $1,610,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 193 sqm approx

Agent Comments



17 Ramsden St CLIFTON HILL 3068 (REI)

4 1 1

Price: $1,545,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)

Agent Comments



34 Fenwick St CLIFTON HILL 3068 (REI/VG)

3 2 -

Price: $1,560,000
Method: Private Sale
Date: 08/11/2024
Property Type: House (Res)
Land Size: 123 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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