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	29 Forest Street, Collingwood Vic 3066

Indicative selling price

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

Range between $1,520,000 & $1,580,000

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	320 Rae St FITZROY NORTH 3068	$1,610,000	14/06/2025
2	8 Blanche St COLLINGWOOD 3066	$1,580,000	14/06/2025
3	39 Pitt St CARLTON 3053	$1,559,000	07/06/2025

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: 27/06/2025 12:56

29 Forest Street, Collingwood Vic 3066

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3 2 0

Rooms: 5
Property Type: House
Land Size: 194 appoximately sqm approx

Agent Comments

Indicative Selling Price
$1,520,000 - $1,580,000
Median House Price
March quarter 2025: $1,310,000

Comparable Properties



320 Rae St FITZROY NORTH 3068 (REI)

3 1 -

Price: $1,610,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 115 sqm approx

Agent Comments



8 Blanche St COLLINGWOOD 3066 (REI)

2 2 1

Price: $1,580,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)

Agent Comments



39 Pitt St CARLTON 3053 (REI)

3 1 -

Price: $1,559,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)

Agent Comments

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