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	127 Hotham Street, Collingwood Vic 3066

Indicative selling price

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

Single price $925,000

Median sale price

Median price $1,200,000 Property Type House Suburb Collingwood

Period - From 14/08/2024 to 13/08/2025 Source Property Data

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	370 Wellington St COLLINGWOOD 3066	$985,000	13/08/2025
2	22 Groom St CLIFTON HILL 3068	$912,500	16/07/2025
3	169 Charles St ABBOTSFORD 3067	$918,000	05/06/2025

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: 14/08/2025 12:46

127 Hotham Street, Collingwood Vic 3066

JellisCraig

Michael Amarant
03 8415 6100
0411 144 569
michaelamarant@jelliscraig.com.au



2 1

Rooms: 3
Property Type: House
Land Size: 140 approximately sqm approx

Indicative Selling Price
$925,000
Median House Price
14/08/2024 - 13/08/2025: $1,200,000

Agent Comments

AUCTION RESERVE PRICE 14.8.2025 $925,000. Neat and recently painted 2 bedroom Victorian era home presented in clean and basic condition with potential to renovate and add value.

Comparable Properties



370 Wellington St COLLINGWOOD 3066 (REI)

2 1 -

Price: $985,000
Method: Sold Before Auction
Date: 13/08/2025
Property Type: House

Agent Comments



22 Groom St CLIFTON HILL 3068 (REI/VG)

2 1 1

Price: $912,500
Method: Private Sale
Date: 16/07/2025
Property Type: House (Res)
Land Size: 112 sqm approx

Agent Comments



169 Charles St ABBOTSFORD 3067 (REI/VG)

2 1 -

Price: $918,000
Method: Private Sale
Date: 05/06/2025
Property Type: House (Res)
Land Size: 81 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

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