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<br>Including suburb and postcode | 406/6 Mater Street, Collingwood Vic 3066 |

## Indicative selling price

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

Range between $550,000 & $605,000

## Median sale price

Median price $670,000 Property Type Unit Suburb Collingwood

Period - From 01/04/2025 to 30/06/2025 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 | 108/75 Wellington St COLLINGWOOD 3066 | $641,000 | 20/05/2025 |
| 2 | 109/470 Smith St COLLINGWOOD 3066 | $625,000 | 28/03/2025 |
| 3 | 303/132 Smith St COLLINGWOOD 3066 | $630,000 | 21/02/2025 |

**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: 17/07/2025 14:59

406/6 Mater Street, Collingwood Vic 3066

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2 2 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$550,000 - $605,000
**Median Unit Price**
June quarter 2025: $670,000

# Comparable Properties



**108/75 Wellington St COLLINGWOOD 3066 (REI)**

2 2 1

**Price:** $641,000
**Method:** Private Sale
**Date:** 20/05/2025
**Property Type:** Apartment

Agent Comments



**109/470 Smith St COLLINGWOOD 3066 (REI/VG)**

2 2 1

**Price:** $625,000
**Method:** Private Sale
**Date:** 28/03/2025
**Property Type:** Unit

Agent Comments



**303/132 Smith St COLLINGWOOD 3066 (REI/VG)**

2 2 1

**Price:** $630,000
**Method:** Private Sale
**Date:** 21/02/2025
**Property Type:** House

Agent Comments

**Account** - Jellis Craig | P: 03 8415 6100

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