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	3/49 Otter Street, Collingwood Vic 3066

Indicative selling price

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

Range between $800,000 & $850,000

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	501/9 Little Oxford St COLLINGWOOD 3066	$825,000	30/08/2025
2	16c Mollison St ABBOTSFORD 3067	$855,000	14/06/2025
3	3/88 Trenerry Cr ABBOTSFORD 3067	$855,000	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: 25/09/2025 22:03

3/49 Otter Street, Collingwood Vic 3066

JellisCraig

Michael Amarant
03 8415 6100
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michaelamarant@jelliscraig.com.au



2 1 1

Rooms: 3
Property Type: Townhouse (Res)
Land Size: Strata sqm approx

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
June quarter 2025: $670,000

Agent Comments

Townhouse styled split level apartment offering two bedrooms, central living, north facing terrace and the rarity of its own car garaging.

Comparable Properties



501/9 Little Oxford St COLLINGWOOD 3066 (REI)

2 2 1

Price: $825,000
Method: Private Sale
Date: 30/08/2025
Property Type: Apartment

Agent Comments



16c Mollison St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $855,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)

Agent Comments



3/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $855,000
Method: Private Sale
Date: 07/06/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

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