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	3/79 Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $704,000 Property Type Unit Suburb Collingwood

Period - From 01/07/2025 to 30/09/2025 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	101C/2 Brewery La COLLINGWOOD 3066	$1,100,000	16/07/2025
2	4/1 Bedford St COLLINGWOOD 3066	$1,250,000	21/05/2025
3	182 Queens Pde FITZROY NORTH 3068	$1,125,000	03/05/2025

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: 20/10/2025 12:28

3/79 Oxford Street, Collingwood Vic 3066

JellisCraig

Simon Shrimpton
03 8415 6100
0411 889 577
simonshrimpton@jelliscraig.com.au



2 2 1

Rooms: 4
Property Type: Residential Warehouse
Land Size: Strata sqm approx

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
September quarter 2025: $704,000

Agent Comments

A treasured green oasis of parkland creates a lush and leafy backdrop for the volumes of light-filled space that define this substantial warehouse conversion in inner-Melbourne's iconic Foy & Gibson precinct.

Comparable Properties



101C/2 Brewery La COLLINGWOOD 3066 (REI)

2 2 1

Price: $1,100,000
Method: Private Sale
Date: 16/07/2025
Property Type: Apartment

Agent Comments



4/1 Bedford St COLLINGWOOD 3066 (REI)

2 2 1

Price: $1,250,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: Townhouse (Res)

Agent Comments



182 Queens Pde FITZROY NORTH 3068 (REI)

2 2 1

Price: $1,125,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

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