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 | 22 Forest Street, Collingwood Vic 3066 |

## Indicative selling price

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

Range between $1,000,000 & $1,100,000

## Median sale price

Median price $1,202,500 Property Type House Suburb Collingwood

Period - From 24/10/2024 to 23/10/2025 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 | 29 Dally St CLIFTON HILL 3068 | $1,200,000 | 16/10/2025 |
| 2 | 6 Howe St FITZROY NORTH 3068 | $1,105,000 | 14/10/2025 |
| 3 | 32 Forest St COLLINGWOOD 3066 | $1,055,000 | 07/10/2025 |

**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: 24/10/2025 16:17

# 22 Forest Street, Collingwood Vic 3066

Brett Philipp
0425 756 789
brett.philipp@marshallwhite.com.au



2 1 0

**Rooms:** 3
**Property Type:** House
**Land Size:** 190 sqm approx

Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median House Price**
24/10/2024 - 23/10/2025: $1,202,500

## Comparable Properties



**29 Dally St CLIFTON HILL 3068 (REI)**

2 1 -

**Price:** $1,200,000
**Method:** Private Sale
**Date:** 16/10/2025
**Property Type:** House

Agent Comments



**6 Howe St FITZROY NORTH 3068 (REI)**

2 1 -

**Price:** $1,105,000
**Method:** Sold Before Auction
**Date:** 14/10/2025
**Property Type:** House (Res)

Agent Comments



**32 Forest St COLLINGWOOD 3066 (REI)**

2 1 -

**Price:** $1,055,000
**Method:** Sold Before Auction
**Date:** 07/10/2025
**Property Type:** House (Res)

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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