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	403/80 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $640,000 Property Type Unit Suburb Collingwood

Period - From 01/10/2024 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	511/470 Smith St COLLINGWOOD 3066	$455,000	22/10/2025
2	12/22 Stanley St COLLINGWOOD 3066	$445,000	18/10/2025
3	213/338 Gore St FITZROY 3065	$500,000	22/07/2025

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: 24/11/2025 13:22

403/80 Stanley Street, Collingwood Vic 3066



1 1 1

Property Type: Apartment
Apartment (Res)

Agent Comments

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Indicative Selling Price
$450,000 - $495,000
Median Unit Price
Year ending September 2025: $640,000

Comparable Properties



511/470 Smith St COLLINGWOOD 3066 (REI/VG)

1 1 1

Price: $455,000
Method: Private Sale
Date: 22/10/2025
Property Type: Apartment

Agent Comments

12/22 Stanley St COLLINGWOOD 3066 (VG)

1 - -

Price: $445,000
Method: Sale
Date: 18/10/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



213/338 Gore St FITZROY 3065 (VG)

1 - -

Price: $500,000
Method: Sale
Date: 22/07/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

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