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	26 Campbell Street, Collingwood Vic 3066

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,345,000 Property Type House Suburb Collingwood

Period - From 01/10/2025 to 31/12/2025 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	136 Rupert St COLLINGWOOD 3066	$941,000	06/12/2025
2	103 Hoddle St RICHMOND 3121	$820,000	11/10/2025
3	19 Smith St RICHMOND 3121	$880,000	30/08/2025

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: 20/01/2026 16:40

26 Campbell Street, Collingwood Vic 3066

JellisCraig

Michael Amarant
03 8415 6100
0411 144 569
michaelamarant@jelliscraig.com.au



2 1 0

Rooms: 4
Property Type: House
Land Size: 143 sqm approx

Indicative Selling Price
$800,000 - $880,000
Median House Price
December quarter 2025: $1,345,000

Agent Comments

Neat Victorian 2 bedroom weatherboard home freshly painted and offered in basic condition with scope to enhance. Ready to move in but ripe for updates. Fully freestanding in a city fringe location close to CBD, MCG and Collingwood Station.

Comparable Properties



136 Rupert St COLLINGWOOD 3066 (REI/VG)

2 1 -

Price: $941,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 110 sqm approx

Agent Comments



103 Hoddle St RICHMOND 3121 (REI/VG)

2 1 1

Price: $820,000
Method: Sold Before Auction
Date: 11/10/2025
Property Type: House (Res)

Agent Comments

Land 110 square metres approximately



19 Smith St RICHMOND 3121 (REI/VG)

2 1 -

Price: $880,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 193 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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