

# 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

1608d/21 Robert Street, Collingwood Vic 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$679,000

### Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/01/2025

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	18/140 Queens Pde FITZROY NORTH 3068	\$695,000	12/02/2026
2	706D/21 Robert St COLLINGWOOD 3066	\$665,000	01/12/2025
3	106/250 Gore St FITZROY 3065	\$687,500	26/11/2025

**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:

03/04/2026 17:40



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$679,000

**Median Unit Price**

Year ending December 2025: \$640,000

## Comparable Properties



**18/140 Queens Pde FITZROY NORTH 3068 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 12/02/2026

**Property Type:** Apartment

**706D/21 Robert St COLLINGWOOD 3066 (VG)**

Agent Comments

2   -   -

**Price:** \$665,000

**Method:** Sale

**Date:** 01/12/2025

**Property Type:** Subdivided Unit/Villa/Townhouse - Single  
OYO Unit



**106/250 Gore St FITZROY 3065 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$687,500

**Method:** Private Sale

**Date:** 26/11/2025

**Property Type:** Unit

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133