

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

18 Derby Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$1,330,000

Property Type House

Suburb Collingwood

Period - From 01/01/2026

to

31/03/2026

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	59 Condell St FITZROY 3065	\$1,386,000	20/06/2026
2	146 Charles St ABBOTSFORD 3067	\$1,351,000	28/04/2026
3	21 Newry St FITZROY NORTH 3068	\$1,391,000	28/02/2026

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:

02/07/2026 14:58



Rooms: 4

Property Type: House (Res)

Land Size: 125 sqm approx

Agent Comments

Comparable Properties



59 Condell St FITZROY 3065 (REI)



Price: \$1,386,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Agent Comments

LAND - 132 sqm approx.



146 Charles St ABBOTSFORD 3067 (REI/VG)



Price: \$1,351,000

Method: Private Sale

Date: 28/04/2026

Property Type: House (Res)

Land Size: 123 sqm approx

Agent Comments



21 Newry St FITZROY NORTH 3068 (REI/VG)



Price: \$1,391,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 137 sqm approx

Agent Comments