

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

210/132 SMITH STREET COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

211/132 SMITH STREET COLLINGWOOD VIC 3066	\$530,000	15-Jan-26
311/132 SMITH STREET COLLINGWOOD VIC 3066	\$510,000	17-Oct-25
15/176 SMITH STREET COLLINGWOOD VIC 3066	\$522,500	21-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 14 April 2026

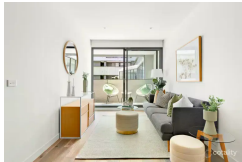


**211/132 SMITH STREET
COLLINGWOOD VIC 3066**

Sold Price **\$530,000** Sold Date **15-Jan-26**

1 1 1

Distance **0km**



**311/132 SMITH STREET
COLLINGWOOD VIC 3066**

Sold Price **\$510,000** Sold Date **17-Oct-25**

1 1 1

Distance **0km**



**15/176 SMITH STREET
COLLINGWOOD VIC 3066**

Sold Price **\$522,500** Sold Date **21-Nov-25**

1 1 1

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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