

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

29-31 Budd Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,347,500

Property Type House

Suburb Collingwood

Period - From 08/05/2025

to

07/05/2026

Source Property Data

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		
2		
3		

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:

08/05/2026 16:28

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Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

08/05/2025 - 07/05/2026: \$1,347,500



2 1 ROW

Rooms: 6

Property Type: House/
Warehouse

Land Size: 56 & 385 sqm approx

Agent Comments

Note - Commercial 2 Zoning. Warehouse on 29 Budd St title and Victorian era house on 31 Budd St Collingwood - 2 titles being sold together. Existing Commercial Letting 1992 - (SEC) sub-station on the corner of 29 Budd St Collingwood title. Sold via Expression Of Interest.

Comparable Properties

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. There are no comparable sales here. Double fronted reference points for unrenovated similar frontage houses include - 87 & 89 Keele St Collingwood - sold \$1,185,000 March 2026 and 13 Blanche St Collingwood \$1,000,000 November 2025.

Account - Jellis Craig | P: 03 8415 6100



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