

# 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 Forest 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)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,310,000

Property Type

House

Suburb

Collingwood

Period - From

01/01/2025

to

31/03/2025

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	9 Alexander St COLLINGWOOD 3066	\$1,680,000	25/05/2025
2	135 Rupert St COLLINGWOOD 3066	\$1,565,000	22/03/2025
3	18 Napoleon St COLLINGWOOD 3066	\$1,406,500	23/02/2025

**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:

04/06/2025 11:38



3 2 0

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 194 approximately sqm approx

**Agent Comments**

Substantially sized and offering generous living with 2 living zones, 3 bedrooms, 2 bathrooms, delightful outdoor living and filled with modern appointment and style throughout.

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

March quarter 2025: \$1,310,000

## Comparable Properties



**9 Alexander St COLLINGWOOD 3066 (REI)**

**Agent Comments**

4 2 -

**Price:** \$1,680,000

**Method:** Private Sale

**Date:** 25/05/2025

**Property Type:** House



**135 Rupert St COLLINGWOOD 3066 (REI/VG)**

**Agent Comments**

3 3 -

**Price:** \$1,565,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** House (Res)

**Land Size:** 139 sqm approx



**18 Napoleon St COLLINGWOOD 3066 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,406,500

**Method:** Sold Before Auction

**Date:** 23/02/2025

**Property Type:** House (Res)

**Land Size:** 208 sqm approx