

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

3/34 Smith Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$850,000

&

\$925,000

Median sale price

Median price \$637,000

Property Type Unit

Suburb Collingwood

Period - From 01/04/2025

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	28/183 Kerr St FITZROY 3065	\$903,000	16/03/2026
2	11/26 Victoria St FITZROY 3065	\$811,000	13/03/2026
3	602/25 Johnston St COLLINGWOOD 3066	\$840,000	06/03/2026

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:

15/04/2026 16:29

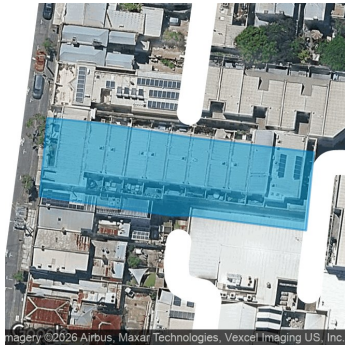
Rob Norris
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Indicative Selling Price

\$850,000 - \$925,000

Median Unit Price

Year ending March 2026: \$637,000



2 1.5 1

Property Type: Strata Unit/Flat

Land Size: 107m2 sqm approx

Agent Comments

Comparable Properties



28/183 Kerr St FITZROY 3065 (REI)

Agent Comments

2 1 1

Price: \$903,000

Method: Private Sale

Date: 16/03/2026

Property Type: Apartment



11/26 Victoria St FITZROY 3065 (REI)

Agent Comments

2 1 1

Price: \$811,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: Apartment



602/25 Johnston St COLLINGWOOD 3066 (REI)

Agent Comments

2 2 1

Price: \$840,000

Method: Private Sale

Date: 06/03/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100