

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

345/158 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Sep 2025

to

31 Aug 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

106/88 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$500,000	18-Apr-26
302/250 GORE STREET FITZROY VIC 3065	\$480,000	30-Jun-26
105/46 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$535,000	07-Sep-26

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: 23 September 2026



**106/88 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

\$500,000

Sold Date

18-Apr-26

Distance

0.27km



**302/250 GORE STREET FITZROY
VIC 3065**

1 1 1

Sold Price

\$480,000

Sold Date

30-Jun-26

Distance

0.26km



**105/46 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

^{RS}**\$535,000**

Sold Date

07-Sep-26

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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