## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

3F/68 Oxford Street, Collingwood Vic 3066
3

#### Indicative selling price

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

#### Median sale price

Median price	\$640,000	Pro	perty Type	Unit		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

Add	dress of comparable property	Price	Date of sale
1	3/115 Oxford St COLLINGWOOD 3066	\$990,000	15/05/2025
2	232 Kerr St FITZROY 3065	\$882,000	30/11/2024
3	7/205 Johnston St FITZROY 3065	\$950,000	29/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/05/2025 16:16





Simon Shrimpton 03 8415 6100 0411 889 577

> **Indicative Selling Price** \$880,000 - \$950,000 **Median Unit Price** March quarter 2025: \$640,000

simonshrimpton@jelliscraig.com.au

Property Type: Apartment Land Size: Strata sqm approx

Agent Comments

Rooms: 3

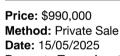
A wall of tall windows, lofty 3.6-metre steel-trussed ceilings and polished hardwood floorboards frame the striking interior textures, features and spaces of this sensational apartment that's been brilliantly brought to life by the renowned Rexroth Mannasmann Collective.

# Comparable Properties

3/115 Oxford St COLLINGWOOD 3066 (REI)

2

**Agent Comments** 



Property Type: Apartment



232 Kerr St FITZROY 3065 (REI)

2







Price: \$882,000 Method: Auction Sale Date: 30/11/2024

Property Type: Apartment

Agent Comments



7/205 Johnston St FITZROY 3065 (REI)





**Agent Comments** 

Price: \$950,000 Method: Private Sale Date: 29/11/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100



