

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

3F/68 Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$640,000 Property 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 | 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 comparable properties 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



Rooms: 3

Property Type: Apartment

Land Size: Strata sqm approx

Agent Comments

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)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 15/05/2025

Property Type: Apartment



232 Kerr St FITZROY 3065 (REI)

Agent Comments



Price: \$882,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Apartment



7/205 Johnston St FITZROY 3065 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 29/11/2024

Property Type: Apartment