

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

710D/21 Robert Street, Collingwood Vic 3066

Indicative selling price

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

Range between

\$595,000

&

\$654,000

Median sale price

Median price

\$589,250

Property Type

Unit

Suburb

Collingwood

Period - From

01/01/2026

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	404/107 Cambridge St COLLINGWOOD 3066	\$650,000	15/04/2026
2	516/158 Smith St COLLINGWOOD 3066	\$650,000	28/01/2026
3	117/470 Smith St COLLINGWOOD 3066	\$680,000	25/12/2025

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:

18/05/2026 15:40



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$595,000 - \$654,000
Median Unit Price
March quarter 2026: \$589,250

Comparable Properties



404/107 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$650,000
Method: Sold Before Auction
Date: 15/04/2026
Property Type: Apartment



516/158 Smith St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 28/01/2026
Property Type: Apartment



117/470 Smith St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 25/12/2025
Property Type: Apartment

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408