

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

80 Keele Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,500,000

&

\$1,550,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Collingwood

Period - From 01/04/2026

to

30/06/2026

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	15a Perry St COLLINGWOOD 3066	\$1,545,000	20/07/2026
2	13 Council St CLIFTON HILL 3068	\$1,570,000	10/07/2026
3	53 hodgkinson St CLIFTON HILL 3068	\$1,585,000	20/06/2026

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:

21/08/2026 09:01



3 2 1

Property Type: House

Land Size: 118 approx sqm
approx

Agent Comments

Comparable Properties



15a Perry St COLLINGWOOD 3066 (REI)

Agent Comments

3 2 1

Price: \$1,545,000

Method: Sold Before Auction

Date: 20/07/2026

Property Type: House (Res)

Land Size: 127 sqm approx



13 Council St CLIFTON HILL 3068 (REI/VG)

Agent Comments

3 2 1

Price: \$1,570,000

Method: Private Sale

Date: 10/07/2026

Property Type: House

Land Size: 173 sqm approx



53 hodgkinson St CLIFTON HILL 3068 (REI/VG)

Agent Comments

3 1 -

Price: \$1,585,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 214 sqm approx