

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

7-9 Mason Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Collingwood

Period - From 01/07/2025

to

30/09/2025

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	288 Fitzroy St FITZROY 3065	\$3,125,000	11/10/2025
2	26 Sackville St COLLINGWOOD 3066	\$3,150,000	04/08/2025
3	137 Johnston St COLLINGWOOD 3066	\$3,080,000	30/05/2025

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:

21/11/2025 16:39



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Property Type: House (Res)
Land Size: 358 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
September quarter 2025: \$1,350,000

Comparable Properties



288 Fitzroy St FITZROY 3065 (REI)

Agent Comments

2 2 3

Price: \$3,125,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 317 sqm approx

26 Sackville St COLLINGWOOD 3066 (VG)

Agent Comments

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Price: \$3,150,000
Method: Sale
Date: 04/08/2025
Property Type: Warehouse
Land Size: 313 sqm approx

137 Johnston St COLLINGWOOD 3066 (VG)

Agent Comments

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Price: \$3,080,000
Method: Sale
Date: 30/05/2025
Property Type: Res Investment - Boarding House
Land Size: 374 sqm approx