

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

11/99 Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$565,000

&

\$615,000

Median sale price

Median price \$704,000

Property Type Unit

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	2/129-135 Grey St EAST MELBOURNE 3002	\$550,000	29/11/2025
2	5/15 Somerset St RICHMOND 3121	\$575,000	09/10/2025
3	55/422 Cardigan St CARLTON 3053	\$600,000	14/06/2025

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:

01/12/2025 14:47



 1
  1
 

Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price

\$565,000 - \$615,000

Median Unit Price

September quarter 2025: \$704,000

Comparable Properties



2/129-135 Grey St EAST MELBOURNE 3002 (REI)

Agent Comments

 1
  1
  -

Price: \$550,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Apartment



5/15 Somerset St RICHMOND 3121 (REI)

Agent Comments

 2
  1
  1

Price: \$575,000

Method: Auction Sale

Date: 09/10/2025

Property Type: Apartment



55/422 Cardigan St CARLTON 3053 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$600,000

Method: Private Sale

Date: 14/06/2025

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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