

# 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 96 Easey Street, Collingwood Vic 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,100,000

### Median sale price

Median price \$1,345,000 Property Type House Suburb Collingwood

Period - From 01/04/2025 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	47 Seacombe St FITZROY NORTH 3068	\$1,050,000	04/03/2026
2	330 Rathdowne St CARLTON NORTH 3054	\$1,125,000	21/02/2026
3	6 Howe St FITZROY NORTH 3068	\$1,105,000	14/10/2025

**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: 08/04/2026 12:38



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,100,000  
**Median House Price**  
Year ending March 2026: \$1,345,000

## Comparable Properties



**47 Seacombe St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 04/03/2026  
**Property Type:** House (Res)



**330 Rathdowne St CARLTON NORTH 3054 (REI)**

Agent Comments



**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)



**6 Howe St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$1,105,000  
**Method:** Sold Before Auction  
**Date:** 14/10/2025  
**Property Type:** House (Res)

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