

# 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](http://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:

02/09/2026 14:50

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**Indicative Selling Price**

\$1,500,000 - \$1,550,000

**Median House Price**

June quarter 2026: \$1,270,000



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

**Account - Jellis Craig** | P: 03 8415 6100