

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

18 Derby Street, Collingwood Vic 3066

Indicative selling price

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

Single price

\$1,395,000

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	146 Charles St ABBOTSFORD 3067	\$1,351,000	28/04/2026
2	217 Argyle St FITZROY 3065	\$1,350,000	18/04/2026
3	4a Ballarat St COLLINGWOOD 3066	\$1,301,066	01/04/2026

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:

08/08/2026 14:26



2 1 2

Property Type: House

Agent Comments

Comparable Properties



146 Charles St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 1

Price: \$1,351,000

Method: Private Sale

Date: 28/04/2026

Property Type: House (Res)

Land Size: 123 sqm approx



217 Argyle St FITZROY 3065 (REI/VG)

Agent Comments

2 1 1

Price: \$1,350,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Townhouse (Res)



4a Ballarat St COLLINGWOOD 3066 (REI/VG)

Agent Comments

2 1 1

Price: \$1,301,066

Method: Private Sale

Date: 01/04/2026

Property Type: House

Land Size: 118 sqm approx