

# 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)

Single price

\$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	135 Ramsden St CLIFTON HILL 3068	\$1,100,000	02/05/2026
2	330 Rathdowne St CARLTON NORTH 3054	\$1,125,000	21/02/2026
3	24 Coleman St FITZROY NORTH 3068	\$1,150,000	17/12/2025

**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:

06/05/2026 12:39



**Property Type:**  
Agent Comments

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

## Comparable Properties



**135 Ramsden St CLIFTON HILL 3068 (REI)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 02/05/2026  
**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)



**24 Coleman St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 17/12/2025  
**Property Type:** House (Res)

Account - Markovic Real Estate | P: (03) 9417 4100



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