

## 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

704/70 STANLEY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$645,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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 6 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

303/70 STANLEY STREET COLLINGWOOD VIC 3066	\$672,500	15-Apr-26
606/70 STANLEY STREET COLLINGWOOD VIC 3066	\$701,500	12-Feb-26
3/60 STANLEY STREET COLLINGWOOD VIC 3066	\$630,000	30-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 17 June 2026



**303/70 STANLEY STREET  
COLLINGWOOD VIC 3066**

2 1 1

Sold Price <sup>RS</sup> **\$672,500** Sold Date **15-Apr-26**

Distance **0km**



**606/70 STANLEY STREET  
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$701,500** Sold Date **12-Feb-26**

Distance **0km**



**3/60 STANLEY STREET  
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$630,000** Sold Date **30-Apr-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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