



**1713/25 Therry St**  
**Melbourne, VIC 3000**

### 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 \$ 450,000 & \$ 490,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 572,800 \*House  \* Unit  Suburb   
Period - From  to  Source

### Comparable property sales

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. 1704/8 Franklin St, Melbourne, VIC 3000	\$ 512,000	30 <sup>th</sup> Aug 2024
2. 3004/483 Swanston St, Melbourne, VIC 3000	\$ 470,000	1 <sup>st</sup> Jul 2024
3. 1704/483 Swanston St, Melbourne, VIC 3000	\$ 515,000	1 <sup>st</sup> May 2024