

## 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

813/25 THERRY STREET 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

\$410,000

&

\$438,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

2512/500 ELIZABETH STREET MELBOURNE VIC 3000	\$420,000	25-Sep-24
2303/483 SWANSTON STREET MELBOURNE VIC 3000	\$439,000	22-Nov-24
2410/60 A'BECKETT STREET MELBOURNE VIC 3000	\$435,000	15-Dec-24

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: 07 February 2025

Rita Lin  
M 0410603667  
E rita@melcorp.com.au



**2512/500 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$420,000** Sold Date **25-Sep-24**

Distance **0.06km**

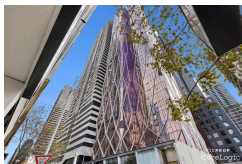


**2303/483 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$439,000** Sold Date **22-Nov-24**

Distance **0.11km**



**2410/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$435,000** Sold Date **15-Dec-24**

Distance **0.2km**

RS = Recent sale      UN = Undisclosed Sale

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