

## 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

606/25 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

\$600,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

4304/318 RUSSELL STREET MELBOURNE VIC 3000	\$657,999	26-May-24
301/33 MACKENZIE STREET MELBOURNE VIC 3000	\$635,000	28-Oct-24
1315/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$645,888	13-Aug-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: 31 October 2024

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**4304/318 RUSSELL STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$657,999** Sold Date **26-May-24**

Distance **0.57km**



**301/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price <sup>RS</sup> **\$635,000** Sold Date **28-Oct-24**

Distance **0.53km**



**1315/601 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

2 2 1

Sold Price **\$645,888** Sold Date **13-Aug-24**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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