Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

211/25 Therry Street, Melbourne Vic 3000
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000	&	\$450,000
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Median sale price

Median price	\$485,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/01/2024	to	31/12/2024		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

	aress of comparable property	1 1100	Date of Sale
1	3804/38 Rose La MELBOURNE 3000	\$450,000	12/02/2025
2	1507/462 Elizabeth St MELBOURNE 3000	\$440,000	17/02/2025
3	1111/25 Therry St MELBOURNE 3000	\$435,000	12/11/2024

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:	31/03/2025 10:39



Date of sale









Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$430,000 - \$450,000 **Median Unit Price** Year ending December 2024: \$485,000

Comparable Properties



3804/38 Rose La MELBOURNE 3000 (REI/VG)





Price: \$450,000 Method: Private Sale Date: 12/02/2025

Property Type: Apartment

Agent Comments



1507/462 Elizabeth St MELBOURNE 3000 (REI/VG)









Agent Comments

Price: \$440,000 Method: Private Sale Date: 17/02/2025

Property Type: Apartment



1111/25 Therry St MELBOURNE 3000 (VG)





Price: \$435,000 Method: Sale Date: 12/11/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - McGrath South Yarra



