

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

4504/27 TERRY STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 2025

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

4701/27 TERRY STREET MELBOURNE VIC 3000	\$770,000	08-Oct-25
609/68 LA TROBE STREET MELBOURNE VIC 3000	\$890,000	20-May-25
3802/63 LA TROBE STREET MELBOURNE VIC 3000	\$965,000	10-Jul-25

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: 30 October 2025

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4701/27 TERRY STREET
MELBOURNE VIC 3000

2 2 -

Sold Price ^{RS} \$770,000 Sold Date 08-Oct-25

Distance 0km



609/68 LA TROBE STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$890,000 Sold Date 20-May-25

Distance 0.49km



3802/63 LA TROBE STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$965,000 Sold Date 10-Jul-25

Distance 0.76km

RS = Recent sale UN = Undisclosed Sale

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