

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

1211/25 Therry Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$430,000

&

\$450,000

Median sale price

Median price

\$485,000

Property 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	Price	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

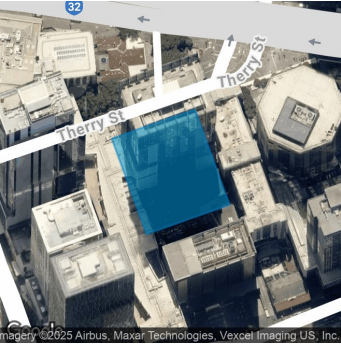
OR

~~**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

1211/25 Therry Street, Melbourne Vic 3000



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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)

Agent Comments

2 1 -

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



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

Agent Comments

2 1 -

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



1111/25 Therry St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$435,000
Method: Sale
Date: 12/11/2024
Property Type: Flat/Unit/Apartment (Res)

Account - McGrath South Yarra



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