

## 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

1234/43 THERRY STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$170,000

&

\$187,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 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

528/572 ST KILDA ROAD MELBOURNE VIC 3004	\$170,000	25-Apr-25
507/60 MARKET STREET MELBOURNE VIC 3000	\$175,000	08-Mar-25
511/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$173,000	12-Feb-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: 08 May 2025



**528/572 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 -

Sold Price

<sup>RS</sup>

**\$170,000**

Sold Date

**25-Apr-25**

Distance

**4.75km**



**507/60 MARKET STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$175,000**

Sold Date

**08-Mar-25**

Distance

**1.15km**



**511/55 VILLIERS STREET NORTH  
MELBOURNE VIC 3051**

1 1 -

Sold Price

**\$173,000**

Sold Date

**12-Feb-25**

Distance

**1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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