

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

2204/25 THERY 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

\$385,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

2004/25 THERY STREET MELBOURNE VIC 3000	\$389,000	04-Aug-25
605/60 A'BECKETT STREET MELBOURNE VIC 3000	\$410,000	25-Sep-25
5404/81 A'BECKETT STREET MELBOURNE VIC 3000	\$385,000	05-Sep-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: 26 November 2025

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2004/25 TERRY STREET
MELBOURNE VIC 3000

1 1 -

Sold Price \$389,000 Sold Date 04-Aug-25

Distance 0km

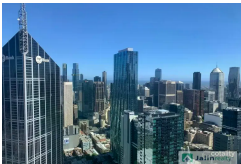


605/60 A'BECKETT STREET
MELBOURNE VIC 3000

1 1 -

Sold Price \$410,000 Sold Date 25-Sep-25

Distance 0.19km



5404/81 A'BECKETT STREET
MELBOURNE VIC 3000

1 1 1

Sold Price \$385,000 Sold Date 05-Sep-25

Distance 0.25km

RS = Recent sale UN = Undisclosed Sale

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