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	2804/27 THERRY 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	$730,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$409,444	Property type	Unit	Suburb	Melbourne
Period-from	01 Jan 2025	to	31 Dec 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
4702/318 RUSSELL STREET MELBOURNE VIC 3000	$738,000	23-Sep-25
1402/63 LA TROBE STREET MELBOURNE VIC 3000	$850,000	06-Nov-25
4701/27 THERRY STREET MELBOURNE VIC 3000	$770,000	08-Oct-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: 07 January 2026

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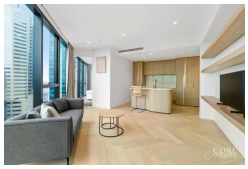
4702/318 RUSSELL STREET MELBOURNE VIC 3000

2 2 1

Sold Price **$738,000** Sold Date **23-Sep-25**

Distance **0.56km**



1402/63 LA TROBE STREET MELBOURNE VIC 3000

2 2 1

Sold Price **$850,000** Sold Date **06-Nov-25**

Distance **0.76km**

4701/27 THERRY STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$770,000** Sold Date **08-Oct-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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