

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

3005/27 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

\$860,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 2026

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

2308/27 TERRY STREET MELBOURNE VIC 3000	\$930,000	29-Jan-26
2601/483 SWANSTON STREET MELBOURNE VIC 3000	\$970,000	01-Mar-26
4204/318 QUEEN STREET MELBOURNE VIC 3000	\$968,000	14-Apr-26

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 June 2026

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**2308/27 TERRY STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$930,000** Sold Date **29-Jan-26**

Distance **0km**



**2601/483 SWANSTON STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$970,000** Sold Date **01-Mar-26**

Distance **0.1km**



**4204/318 QUEEN STREET
MELBOURNE VIC 3000**

3 2 -

Sold Price ^{RS} **\$968,000** Sold Date **14-Apr-26**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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