

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

4206/27 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

\$700,000

&

\$750,000

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

7109/228 LA TROBE STREET MELBOURNE VIC 3000	\$780,000	19-Feb-25
1004/336-376 RUSSELL STREET MELBOURNE VIC 3000	\$750,000	06-Dec-24
3606/560 LONSDALE STREET MELBOURNE VIC 3000	\$784,000	17-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: 06 May 2025

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**7109/228 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$780,000** Sold Date **19-Feb-25**

Distance **0.31km**

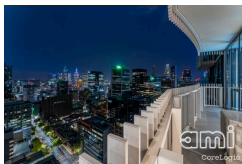


**1004/336-376 RUSSELL STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$750,000** Sold Date **06-Dec-24**

Distance **0.49km**



**3606/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$784,000** Sold Date **17-Feb-25**

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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