

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

4701/27 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

2706/23 MACKENZIE STREET MELBOURNE VIC 3000	\$800,000	07-May-25
2812/260 SPENCER STREET MELBOURNE VIC 3000	\$800,000	16-Jun-25
3905/560 LONSDALE STREET MELBOURNE VIC 3000	\$825,000	19-Apr-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: 12 August 2025

Rita Lin
M 0410603667
E rita@melcorp.com.au



2706/23 MACKENZIE STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$800,000 Sold Date 07-May-25

Distance 0.56km

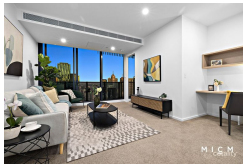


2812/260 SPENCER STREET
MELBOURNE VIC 3000

2 2 1

Sold Price Sold Date 16-Jun-25

Distance 1.08km



3905/560 LONSDALE STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$825,000 Sold Date 19-Apr-25

Distance 0.88km

RS = Recent sale UN = Undisclosed Sale

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