

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

4804/27 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

\$870,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

5208/260 SPENCER STREET MELBOURNE VIC 3000	945000	03-Oct-25
8/5-7 DREWERY LANE MELBOURNE VIC 3000	980000	17-Feb-26
1103/118 RUSSELL STREET MELBOURNE VIC 3000	935000	03-Dec-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.~~

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5208/260 SPENCER STREET
MELBOURNE VIC 3000

Sold Price 945000 Sold Date 03-Oct-25

Distance 1.08km

2 2 1



8/5-7 DREWERY LANE
MELBOURNE VIC 3000

Sold Price 980000 Sold Date 17-Feb-26

Distance 0.51km

2 2 1



1103/118 RUSSELL STREET
MELBOURNE VIC 3000

Sold Price 935000 Sold Date 03-Dec-25

Distance 1km

2 2 1

RS = Recent sale UN = Undisclosed Sale

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