

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

2408/27 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

\$920,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$564,000

Property type

House

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

232/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	960000	10-Sep-25
353/299 SPRING STREET MELBOURNE VIC 3000	1015000	24-Sep-25
92/283 SPRING STREET MELBOURNE VIC 3000	1210000	10-Nov-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: 03 December 2025

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232/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000

3 2 1

Sold Price 960000 Sold Date 10-Sep-25
Distance 1km



353/299 SPRING STREET MELBOURNE VIC 3000

3 2 -

Sold Price ^{RS}1015000 ^{UN} Sold Date 24-Sep-25
Distance 0.88km



92/283 SPRING STREET MELBOURNE VIC 3000

3 2 1

Sold Price ^{RS}1210000 ^{UN} Sold Date 10-Nov-25
Distance 0.88km

RS = Recent sale UN = Undisclosed Sale

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