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	1230/43 Therry Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $190,000

Median sale price

Median price $470,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2024 to 31/03/2025 Source REIV

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 six 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
1	211/39 Lonsdale St MELBOURNE 3000	$185,000	14/05/2025
2	809/39 Lonsdale St MELBOURNE 3000	$175,000	24/03/2025
3	1619/480 Collins St MELBOURNE 3000	$199,000	24/02/2025

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 six months.~~

This Statement of Information was prepared on: 23/06/2025 10:57

1230/43 Therry Street, Melbourne Vic 3000



1 1 0

Rooms: 1
Property Type: Apartment
Land Size: 34 sqm approx

Agent Comments

Indicative Selling Price
$190,000
Median Unit Price
Year ending March 2025: $470,000

Comparable Properties

211/39 Lonsdale St MELBOURNE 3000 (REI)

\- 1 -

Price: $185,000
Method:
Date: 14/05/2025
Property Type: Apartment

Agent Comments

809/39 Lonsdale St MELBOURNE 3000 (REI)

\- 1 -

Price: $175,000
Method:
Date: 24/03/2025
Property Type: Apartment

Agent Comments

1619/480 Collins St MELBOURNE 3000 (REI)

\- 1 -

Price: $199,000
Method:
Date: 24/02/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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