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	2802/27 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	$690,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$408,888	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2024	to	30 Sep 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
3607/27 THERRY STREET MELBOURNE VIC 3000	$680,000	30-Jan-25
3402/27 THERRY STREET MELBOURNE VIC 3000	$670,000	28-Oct-24
3106/560 LONSDALE STREET MELBOURNE VIC 3000	$672,000	30-Jun-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: 09 October 2025

Gianni Fazzari
M 0488442388
E gianni.fazzari@belleproperty.com



3607/27 THERRY STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$680,000** Sold Date **30-Jan-25**

Distance **0km**

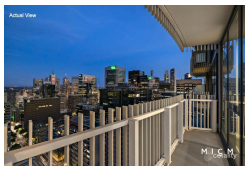


3402/27 THERRY STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$670,000** Sold Date **28-Oct-24**

Distance **0km**



3106/560 LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$672,000** Sold Date **30-Jun-25**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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