

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

1018/43 Therry Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$170,000

 &

\$187,000

Median sale price

Median price

\$470,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

01/01/2025

 to

31/12/2025

 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	1234/43 Therry St MELBOURNE 3000	\$167,000	11/09/2025
2	1231/43 Therry St MELBOURNE 3000	\$150,000	19/08/2025
3	1125/43 Therry St MELBOURNE 3000	\$179,000	21/07/2025

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:

12/02/2026 14:11



1 Bed 1 Bath 1 Car

Property Type:
Agent Comments

Indicative Selling Price
\$170,000 - \$187,000
Median Unit Price
Year ending December 2025: \$470,000

Comparable Properties



1234/43 Therry St MELBOURNE 3000 (VG)

Agent Comments

1 Bed 0 Bath 0 Car

Price: \$167,000
Method: Sale
Date: 11/09/2025
Property Type: Flat/Unit/Apartment (Res)

1231/43 Therry St MELBOURNE 3000 (VG)

Agent Comments

1 Bed 0 Bath 0 Car

Price: \$150,000
Method: Sale
Date: 19/08/2025
Property Type: Flat/Unit/Apartment (Res)



1125/43 Therry St MELBOURNE 3000 (REI/VG)

Agent Comments

1 Bed 1 Bath 0 Car

Price: \$179,000
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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