

## 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

1901/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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

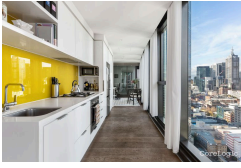
Date of sale

2709/285 LA TROBE STREET MELBOURNE VIC 3000	\$420,000	28-Jun-24
3309/285 LA TROBE STREET MELBOURNE VIC 3000	\$432,500	13-Sep-24
2108/285 LA TROBE STREET MELBOURNE VIC 3000	\$408,000	23-Apr-24

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: 06 January 2025



**2709/285 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$420,000** Sold Date **28-Jun-24**

Distance **0.1km**



**3309/285 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$432,500** Sold Date **13-Sep-24**

Distance **0.1km**



**2108/285 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$408,000** Sold Date **23-Apr-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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