

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

3105/639 LITTLE LONSDALE 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

1402/60 A'BECKETT STREET MELBOURNE VIC 3000	\$425,000	02-Nov-24
1610/433-455 COLLINS STREET MELBOURNE VIC 3000	\$449,000	07-Jan-25
3302/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$425,000	03-Oct-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: 24 February 2025



**1402/60 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$425,000** Sold Date **02-Nov-24**

Distance **0.97km**



**1610/433-455 COLLINS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$449,000** Sold Date **07-Jan-25**

Distance **0.73km**



**3302/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **\$425,000** Sold Date **03-Oct-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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