

# 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

2407/371 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)

Range between \$530,000 & \$550,000

### Median sale price

Median price \$554,350 Property Type Unit Suburb Melbourne

Period - From 03/02/2024 to 02/02/2025 Source Property Data

### 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	3302/371 Little Lonsdale St MELBOURNE 3000	\$550,000	02/11/2024
2	5007/639 Little Lonsdale St MELBOURNE 3000	\$541,700	07/10/2024
3	2103/371 Little Lonsdale St MELBOURNE 3000	\$540,000	30/09/2024

**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:

03/02/2025 15:04



 2    1    0

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$530,000 - \$550,000

**Median Unit Price**

03/02/2024 - 02/02/2025: \$554,350

## Comparable Properties



**3302/371 Little Lonsdale St MELBOURNE 3000 (REI/VG)** [Agent Comments](#)

 2    2    -

**Price:** \$550,000

**Method:** Private Sale

**Date:** 02/11/2024

**Property Type:** Apartment

**5007/639 Little Lonsdale St MELBOURNE 3000 (VG)** [Agent Comments](#)

 2    -    -

**Price:** \$541,700

**Method:** Sale

**Date:** 07/10/2024

**Property Type:** Flat/Unit/Apartment (Res)



**2103/371 Little Lonsdale St MELBOURNE 3000 (REI/VG)** [Agent Comments](#)

 2    2    -

**Price:** \$540,000

**Method:** Private Sale

**Date:** 30/09/2024

**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9803 0400