

## 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

2602/380-386 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

\$500,000

&

\$550,000

### 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

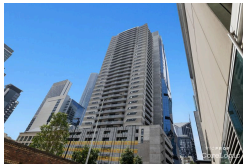
Date of sale

2007/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$505,000	29-Nov-24
5403/135 A'BECKETT STREET MELBOURNE VIC 3000	\$525,000	30-Oct-24
4201/81 A'BECKETT STREET MELBOURNE VIC 3000	\$550,000	03-Sep-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: 07 January 2025



**2007/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

2 1 1

Sold Price

<sup>RS</sup>

**\$505,000**

Sold Date

**29-Nov-24**

Distance

**0km**



**5403/135 A'BECKETT STREET MELBOURNE VIC 3000**

2 1 1

Sold Price

<sup>RS</sup>

**\$525,000**

<sup>UN</sup>

Sold Date

**30-Oct-24**

Distance

**0.28km**



**4201/81 A'BECKETT STREET MELBOURNE VIC 3000**

2 1 1

Sold Price

**\$550,000**

Sold Date

**03-Sep-24**

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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