

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 4404/601 Little Lonsdale Street, Melbourne, 3000

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between \$558,000.00 &  \$608,000.00

**Median sale price**

Median price  \$557,600.00 Property type  Unit/Apartment Suburb  MELBOURNE  
 Period  Oct 2023 -  Oct 2024 Source  REIV

**Comparable property sales**

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
3501/200 Spencer St MELBOURNE 3000	\$596,000.00	29/08/2024
147/88 Kavanagh St SOUTHBANK 3006	\$608,000.00	20/08/2024
2410/200 Spencer St MELBOURNE 3000	\$600,000.00	16/05/2024

This Statement of Information was prepared on:  Wednesday 16th October 2024