

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 **3204/601 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 \$- or range between \$600,000 & \$660,000

Median sale price

Median price \$613,435 Property type Unit Suburb Melbourne

Period - From Jan 2024 to Dec 2024 Source <https://www.realestate.com.au/vic/melbourne-3000/>

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
2407/601 Little Lonsdale Street, Melbourne	\$639,000	12/11/2025
2815/601 Little Lonsdale Street, Melbourne	\$682,000	12/11/2024
1908/601 Lonsdale Street, Melbourne	\$609,800	18/12/2025

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: 28/01/25