

# 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 2513/639 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)

Price Range

\$630,000

&

\$650,000

### Median sale price

Median price

\$605,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

19/12/2023

to

19/12/2024

Source

REA

### Comparable property sales

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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 VIC 3000	\$639,000	07/11/2024
113/183 CITY ROAD, SOUTHBANK VIC 3006	\$640,000	22/09/2024
1201/8 MARMION PLACE, DOCKLANDS VIC 3008	\$640,000	01/10/2024

This Statement of Information was prepared on: 19/12/2024