

## 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

2504/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

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

3302/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$550,000	02-Nov-24
3711/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$680,000	17-Jan-25
5009/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$938,000	25-Nov-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: 03 April 2025



## 3302/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$550,000** Sold Date **02-Nov-24**

Distance **0km**



## 3711/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$680,000** Sold Date **17-Jan-25**

Distance **0km**



## 5009/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$938,000** Sold Date **25-Nov-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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