

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

2204/648 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

\$665,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 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

6402D/648 LONSDALE STREET MELBOURNE VIC 3000	\$956,250	7 Jul 2023
4904D/648 LONSDALE STREET MELBOURNE VIC 3000	\$735,000	14 Aug 2024
1402D/648 LONSDALE STREET MELBOURNE VIC 3000	\$867,500	13 Apr 2023

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: 27 March 2025

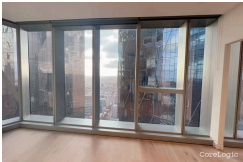
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**6402D/648 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price - Sold Date -
Distance **0.02km**



**4904D/648 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price Sold Date -
Distance -



**1402D/648 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price Sold Date -
Distance -

RS = Recent sale UN = Undisclosed Sale

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