

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

911/618 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

\$640,000

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 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

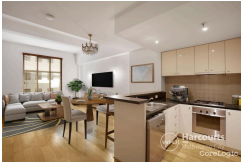
Date of sale

407/29 MARKET STREET MELBOURNE VIC 3000	\$700,000	15-Dec-24
2815/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$682,000	12-Nov-24
3603/618 LONSDALE STREET MELBOURNE VIC 3000	\$662,000	04-Sep-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: 27 February 2025



**407/29 MARKET STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$700,000** Sold Date **15-Dec-24**

Distance **0.75km**



**2815/601 LITTONDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$682,000** Sold Date **12-Nov-24**

Distance **0.04km**



**3603/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$662,000** Sold Date **04-Sep-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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