

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 3012/601 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000 & \$400,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2024 to 31/12/2024 Source REIV

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
1	1606/601 Little Lonsdale St MELBOURNE 3000	\$395,000	23/12/2024
2	4109/618 Lonsdale St MELBOURNE 3000	\$370,000	16/12/2024
3	1403/639 Little Lonsdale St MELBOURNE 3000	\$373,000	04/09/2024

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: 06/02/2025 11:09



1 Bed 1 Bath 0 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

December quarter 2024: \$470,000

Comparable Properties



1606/601 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments

1 Bed 1 Bath - Car

Price: \$395,000

Method: Private Sale

Date: 23/12/2024

Property Type: Apartment



4109/618 Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments

1 Bed 1 Bath - Car

Price: \$370,000

Method: Private Sale

Date: 16/12/2024

Property Type: Apartment



1403/639 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments

1 Bed 1 Bath - Car

Price: \$373,000

Method: Private Sale

Date: 04/09/2024

Property Type: Apartment

Land Size: 4.50 sqm approx

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822