

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

5606/633 LITTLE 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

\$540,000

&

\$580,000

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

5007/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$541,700	07-Oct-24
6103/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$578,100	27-Aug-24
2906/301 KING STREET MELBOURNE VIC 3000	\$549,000	06-Dec-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: 24 February 2025



5007/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000

1 1 -

Sold Price

\$541,700

Sold Date 07-Oct-24

Distance 0.04km



6103/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000

1 1 -

Sold Price

\$578,100

Sold Date 27-Aug-24

Distance 0.04km



2906/301 KING STREET
MELBOURNE VIC 3000

1 1 -

Sold Price

\$549,000

Sold Date 06-Dec-24

Distance 0.15km

RS = Recent sale

UN = Undisclosed Sale

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