

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 1002/296-300 Lt Lonsdale Street, Melbourne VIC 3000

Indicative selling price

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

Range between \$450,000 & \$470,000

Median sale price

Median price \$488,000 Property type Unit Suburb Melbourne

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales

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
3701/442-450 Elizabeth Street Melbourne VIC 3000	\$460,000	02 Jul 2025
1806/7 Katherine Place Melbourne VIC 3000	\$450,000	03 Jul 2025
3806/80 A'Beckett Street Melbourne VIC 3000	\$450,000	02 May 2025

This Statement of Information was prepared on: 29 July 2025