

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

1301/296-300 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

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

3302/5 SUTHERLAND STREET MELBOURNE VIC 3000	\$325,000	09-Jan-25
1901/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$370,000	23-Jan-25
2201/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$320,000	03-Feb-25

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: 01 March 2025



**3302/5 SUTHERLAND STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$325,000** Sold Date **09-Jan-25**

Distance **0.04km**



**1901/371 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$370,000** Sold Date **23-Jan-25**

Distance **0.07km**



**2201/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$320,000** Sold Date **03-Feb-25**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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