

## 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

1411/560 LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

1908/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$609,800	05-Dec-24
1608/618 LONSDALE STREET MELBOURNE VIC 3000	\$626,000	18-Mar-25
2007A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$595,000	30-Jan-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: 14 April 2025



1908/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price \$609,800 Sold Date 05-Dec-24

Distance 0.16km



1608/618 LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price <sup>RS</sup>\$626,000 Sold Date 18-Mar-25

Distance 0.16km



2007A/8 FRANKLIN STREET MELBOURNE VIC 3000

2 2 1

Sold Price \$595,000 Sold Date 30-Jan-25

Distance 0.91km

RS = Recent sale

UN = Undisclosed Sale

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