

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

1506C/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

\$460,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

3610/138 SPENCER STREET MELBOURNE VIC 3000	\$470,000	01-Mar-25
5601/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$460,000	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: 05 August 2025



**3610/138 SPENCER STREET
MELBOURNE VIC 3000**

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Sold Price **\$470,000** Sold Date **01-Mar-25**

Distance **0.37km**



**5601/371 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

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Sold Price **\$460,000** Sold Date **03-Feb-25**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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