

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

1709/639 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

2708/639 LONSDALE STREET MELBOURNE VIC 3000	\$430,000	01-Mar-25
3901/639 LONSDALE STREET MELBOURNE VIC 3000	\$445,000	24-Apr-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: 16 June 2025

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2708/639 LONSDALE STREET
MELBOURNE VIC 3000

 2  1  -

Sold Price ^{RS} \$430,000 Sold Date 01-Mar-25

Distance 0km



3901/639 LONSDALE STREET
MELBOURNE VIC 3000

 2  1  -

Sold Price \$445,000 Sold Date 24-Apr-24

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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