

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1801/318 LITTLE LONSDALE STREET, MELBOURNE, VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$2,750,000 to \$3,000,000

### Median sale price

Median price \$490,000

Property type

Unit

Suburb

MELBOURNE

Period

01 April 2025 to 30 June 2025

Source

pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5104/63 LA TROBE ST, MELBOURNE, VIC 3000	\$3,050,000	15/04/2025
4001/63 LA TROBE ST, MELBOURNE, VIC 3000	\$2,910,000	09/06/2025
9502/70 SOUTHBANK BVD, SOUTHBANK, VIC 3006	\$2,500,000	02/05/2025

This Statement of Information was prepared on: 10/07/2025