

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

1805/557-561 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

\$285,000

&

\$313,500

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

1204/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$280,000	04-Feb-25
3002/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$315,000	17-Feb-25
3302/5 SUTHERLAND STREET MELBOURNE VIC 3000	\$325,000	09-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: 16 April 2025


1204/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1
  1
  -

Sold Price

\$280,000

Sold Date **04-Feb-25**

Distance

0km

3002/315-321 LA TROBE STREET MELBOURNE VIC 3000

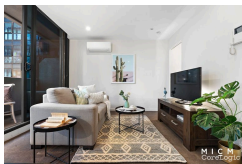
 1
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Sold Price

\$315,000

Sold Date **17-Feb-25**

Distance

0.48km

3302/5 SUTHERLAND STREET MELBOURNE VIC 3000

 1
  1
  -

Sold Price

\$325,000

Sold Date **09-Jan-25**

Distance

0.55km
RS = Recent sale

UN = Undisclosed Sale

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