

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

1905/380-386 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$470,000

Median sale price

Median price \$447,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2025 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

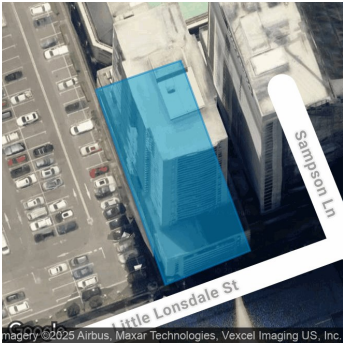
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1711/568 Collins St MELBOURNE 3000	\$445,000	14/04/2025
2	1811/568 Collins St MELBOURNE 3000	\$445,000	26/03/2025
3	2901/380 Little Lonsdale St MELBOURNE 3000	\$450,000	04/12/2024

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 six months.~~

This Statement of Information was prepared on: 23/04/2025 15:47



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$440,000 - \$470,000
Median Unit Price
March quarter 2025: \$447,000

Comparable Properties



1711/568 Collins St MELBOURNE 3000 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 14/04/2025
Property Type: Apartment



1811/568 Collins St MELBOURNE 3000 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment



2901/380 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 04/12/2024
Property Type: Apartment