

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

2002/557-561 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

\$295,000

&

\$315,000

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

1805/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$295,000	22-Jun-25
2307/639 LONSDALE STREET MELBOURNE VIC 3000	\$301,800	08-Jul-25
502/380 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$310,000	23-May-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: 13 August 2025



1805/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$295,000** Sold Date **22-Jun-25**

Distance **0km**

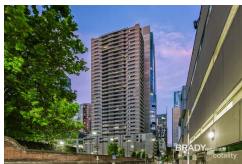


2307/639 LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price ^{RS} **\$301,800** ^{UN} Sold Date **08-Jul-25**

Distance **0.28km**



502/380 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price ^{RS} **\$310,000** Sold Date **23-May-25**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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