

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

208/39 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 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

1910/39 LONSDALE STREET MELBOURNE VIC 3000	\$344,000	22-Jan-25
508/160 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$330,000	02-Jan-25
807/160 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$335,000	24-Feb-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: 19 May 2025



**1910/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$344,000** Sold Date **22-Jan-25**

Distance **0km**

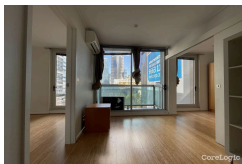


**508/160 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price **\$330,000** Sold Date **02-Jan-25**

Distance **0.35km**



**807/160 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price **\$335,000** Sold Date **24-Feb-25**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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