

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

2202/557-561 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

1006/33 ROSE LANE MELBOURNE VIC 3000	\$295,000	01-May-25
606/220 SPENCER STREET MELBOURNE VIC 3000	\$310,000	17-Mar-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: 01 July 2025



**1006/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$295,000

Sold Date

01-May-25

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 1

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Distance

0.28km



**606/220 SPENCER STREET
MELBOURNE VIC 3000**

Sold Price

\$310,000

Sold Date

17-Mar-25

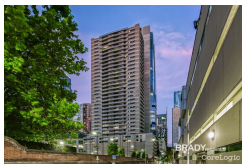
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Distance

0.28km



**502/380 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

Sold Price

^{RS} **\$310,000**

Sold Date

23-May-25

 1

 1

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Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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