

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

2207D/648 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

4909/648 LONSDALE STREET MELBOURNE VIC 3000	\$520,000	01-Sep-25
5106/648 LONSDALE STREET MELBOURNE VIC 3000	\$525,000	01-Sep-25
1802/260 SPENCER STREET MELBOURNE VIC 3000	\$500,000	20-Aug-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: 05 January 2026

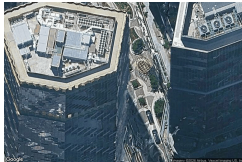


**4909/648 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$520,000** Sold Date **01-Sep-25**

Distance **0.04km**



**5106/648 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$525,000** Sold Date **01-Sep-25**

Distance **0.04km**



**1802/260 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$500,000** Sold Date **20-Aug-25**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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