

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

2308/557-561 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

1204/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$280,000	04-Feb-25
1901/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$280,000	19-Jan-25
1907/288 SPENCER STREET MELBOURNE VIC 3000	\$290,000	05-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: 29 April 2025

Joanna Zhou

P 0398998989

M 0426186737

E joanna.zhou@eighthquarter.com.au


1204/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price

\$280,000Sold Date **04-Feb-25**

Distance

0km
1901/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price

Sold Date **19-Jan-25**

Distance

0km
1907/288 SPENCER STREET MELBOURNE VIC 3000

1 1 -

Sold Price

^{RS} **\$290,000**Sold Date **05-Feb-25**

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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