

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

2504/371 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

\$600,000

&

\$660,000

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

3403/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	550000	04-Mar-25
6202/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	665000	28-Mar-25
3203/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	556000	26-Jun-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: 07 July 2025



3403/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **550000** Sold Date **04-Mar-25**

Distance -

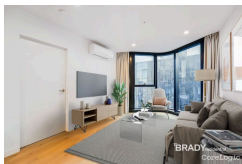


6202/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **665000** Sold Date **28-Mar-25**

Distance -



3203/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price ^{RS} **556000** ^{UN} Sold Date **26-Jun-25**

Distance -

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

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