

## 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

2707/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

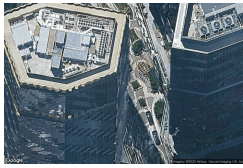
Date of sale

|                                                    |           |           |
|----------------------------------------------------|-----------|-----------|
| 1306/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$430,000 | 03-Apr-25 |
| 1806/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$445,000 | 11-Jul-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: 17 November 2025

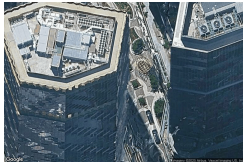


**1306/633 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$430,000** Sold Date **03-Apr-25**

Distance **0km**



**1806/633 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$445,000** Sold Date **11-Jul-25**

Distance **0km**

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

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