

## 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

2806/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$435,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 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

2901/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$450,000	29-Nov-24
203/135 A'BECKETT STREET MELBOURNE VIC 3000	\$435,000	22-Feb-25
908/228 A'BECKETT STREET MELBOURNE VIC 3000	\$460,000	15-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: 16 May 2025

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**2901/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$450,000**

Sold Date

**29-Nov-24**

Distance

**0km****203/135 A'BECKETT STREET MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$435,000**

Sold Date

**22-Feb-25**

Distance

**0.29km****908/228 A'BECKETT STREET MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$460,000**

Sold Date

**15-Feb-25**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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