

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

3002D/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

\$750,000

&

\$825,000

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

3411/560 LONSDALE STREET MELBOURNE VIC 3000	\$808,000	16-Jan-25
3606/560 LONSDALE STREET MELBOURNE VIC 3000	\$784,000	17-Feb-25
4705/81 CITY ROAD SOUTHBANK VIC 3006	\$785,888	17-Mar-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: 12 May 2025



**3411/560 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

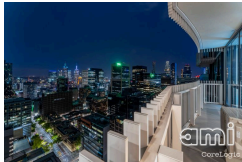
\$808,000

Sold Date

16-Jan-25

Distance

0.21km



**3606/560 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$784,000

Sold Date

17-Feb-25

Distance

0.21km



**4705/81 CITY ROAD SOUTHBANK
VIC 3006**

 2  2  1

Sold Price

\$785,888

Sold Date

17-Mar-25

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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