

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

34/47 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

\$240,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

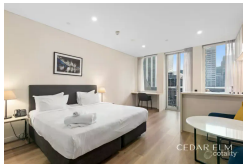
Date of sale

1616/480-490 COLLINS STREET MELBOURNE VIC 3000	\$240,000	17-Dec-25
505/480-490 COLLINS STREET MELBOURNE VIC 3000	\$245,000	14-Oct-25
202/11-17 COHEN PLACE MELBOURNE VIC 3000	\$250,000	31-Jul-25

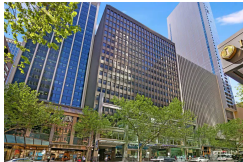
OR

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.~~

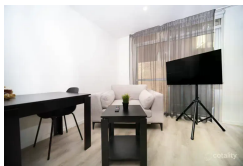
This Statement of Information was prepared on: 23 January 2026


**1616/480-490 COLLINS STREET
 MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$240,000** Sold Date **17-Dec-25**

 Distance **1.42km**

**505/480-490 COLLINS STREET
 MELBOURNE VIC 3000**
 1  1  1

 Sold Price ^{RS} **\$245,000** Sold Date **14-Oct-25**

 Distance **1.42km**

**202/11-17 COHEN PLACE
 MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$250,000** Sold Date **31-Jul-25**

 Distance **0.21km**
RS = Recent sale **UN** = Undisclosed Sale

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