

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

3104D/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

\$800,000

or range
between

&

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

2812/260 SPENCER STREET MELBOURNE VIC 3000	\$800,000	16-Jun-25
4510/260 SPENCER STREET MELBOURNE VIC 3000	\$829,999	19-May-25
3105/560 LONSDALE STREET MELBOURNE VIC 3000	\$790,000	19-Sep-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: 19 November 2025

Team Abode318
M 0433962828
E sophia@melcorp.com.au

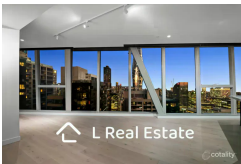


2812/260 SPENCER STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$800,000 Sold Date 16-Jun-25

Distance 0.04km

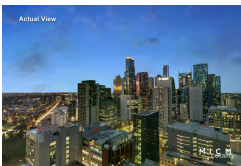


4510/260 SPENCER STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$829,999 Sold Date 19-May-25

Distance 0.04km



3105/560 LONSDALE STREET
MELBOURNE VIC 3000

2 2 1

Sold Price ^{RS}\$790,000 Sold Date 19-Sep-25

Distance 0.21km

RS = Recent sale UN = Undisclosed Sale

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