

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

3202/296-300 LITTLE 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

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

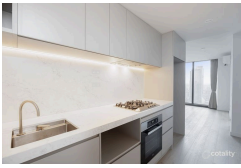
Date of sale

4107/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$535,000	14-Jan-26
5910/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$570,000	29-Sep-25
5410/135 A'BECKETT STREET MELBOURNE VIC 3000	\$505,000	27-Nov-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 March 2026

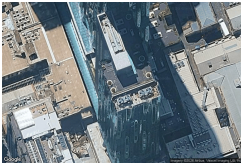


4107/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 2  1  -

Sold Price **\$535,000** Sold Date **14-Jan-26**

Distance **0.07km**



5910/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 2  1  -

Sold Price **\$570,000** Sold Date **29-Sep-25**

Distance **0.07km**



5410/135 A'BECKETT STREET MELBOURNE VIC 3000

 2  1  -

Sold Price **\$505,000** Sold Date **27-Nov-25**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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