

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

3205/380-386 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

\$659,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

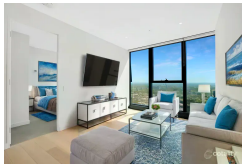
Date of sale

4704/157 A'BECKETT STREET MELBOURNE VIC 3000	\$650,000	16-Jul-25
2604/560 LONSDALE STREET MELBOURNE VIC 3000	\$730,000	17-Apr-25
4508/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$680,000	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: 17 October 2025

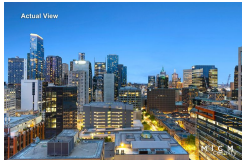


**4704/157 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$650,000** Sold Date **16-Jul-25**

Distance **0.25km**

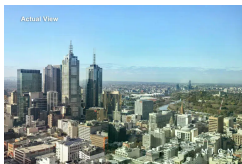


**2604/560 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$730,000** Sold Date **17-Apr-25**

Distance **0.28km**



**4508/371 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  2  1

Sold Price ^{RS} **\$680,000** Sold Date **19-Sep-25**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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