

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

3405/601 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

\$850,000

&

\$930,000

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

3106/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$850,500	06-Dec-24
76/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$862,500	15-Nov-24
1212/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$870,000	30-Jan-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: 05 May 2025

Trent Hill

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3106/63 Whiteman St, Southbank

3106/63 WHITEMAN STREET SOUTHBANK VIC 3006

3 2 1

Sold Price **\$850,500** Sold Date **06-Dec-24**

Distance **1.39km**

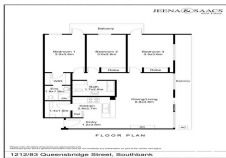


76/33-47 LA TROBE STREET MELBOURNE VIC 3000

3 2 1

Sold Price **\$862,500** Sold Date **15-Nov-24**

Distance **1.58km**



1212/83 Queensbridge Street, Southbank

1212/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006

3 2 1

Sold Price **\$870,000** Sold Date **30-Jan-25**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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