

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

3507/639 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

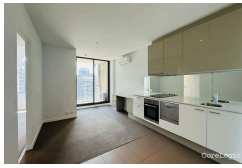
Date of sale

3709/220 SPENCER STREET MELBOURNE VIC 3000	\$340,000	15-Apr-25
3814/220 SPENCER STREET MELBOURNE VIC 3000	\$355,000	28-Mar-25
2616/220 SPENCER STREET MELBOURNE VIC 3000	\$361,000	18-Mar-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: 24 June 2025



**3709/220 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$340,000

Sold Date

15-Apr-25

Distance

0km



**3814/220 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

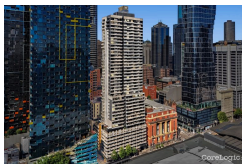
\$355,000

Sold Date

28-Mar-25

Distance

0km



**2616/220 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$361,000

Sold Date

18-Mar-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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