

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

3607/639 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

\$420,000

&

\$450,000

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

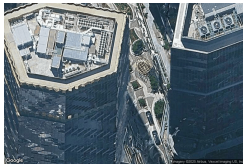
Date of sale

1306/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$430,000	03-Apr-25
1806/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$445,000	11-Jul-25
3008/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$425,000	13-Oct-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: 28 November 2025

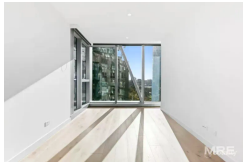


1306/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$430,000** Sold Date **03-Apr-25**

Distance **0km**

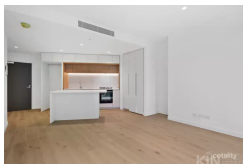


1806/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$445,000** Sold Date **11-Jul-25**

Distance **0km**



3008/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$425,000** Sold Date **13-Oct-25**

Distance **0km**

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

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