

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
3612/618 Lonsdale Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$520,000.00 & \$550,000.00

Median sale price

Median price	<input type="text"/> \$510,000.00	Property type	<input type="text"/> Unit/Apartment	Suburb	<input type="text"/> MELBOURNE
Period - From	<input type="text"/> Nov 2024	to	<input type="text"/> Nov 2025	Source	<input type="text"/> Property Data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
167/538 Little Lonsdale St MELBOURNE 3000	\$536,000.00	11/11/2025
1409/668 Bourke St MELBOURNE 3000	\$550,000.00	15/09/2025
3412/618 Lonsdale St MELBOURNE 3000	\$535,000.00	21/07/2025

This Statement of Information was prepared on: Wednesday 26th November 2025