

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

3704/639 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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

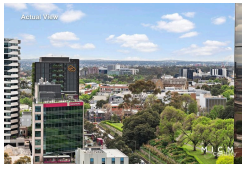
Date of sale

2002/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$470,000	08-Dec-25
3309/288 SPENCER STREET MELBOURNE VIC 3000	\$455,000	11-Dec-25
1309/301 KING STREET MELBOURNE VIC 3000	\$435,000	20-Dec-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: 20 January 2026



2002/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  1

Sold Price

^{RS}

\$470,000

Sold Date

08-Dec-25

Distance

0.1km



3309/288 SPENCER STREET MELBOURNE VIC 3000

 1  1  1

Sold Price

^{RS}

\$455,000

Sold Date

11-Dec-25

Distance

0.11km



1309/301 KING STREET MELBOURNE VIC 3000

 1  1  -

Sold Price

^{RS}

\$435,000

Sold Date

20-Dec-25

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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