

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

3915/601 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

2815/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$682,000	05-Nov-24
2915/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$680,000	16-Apr-25
3115/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$682,500	03-May-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: 15 September 2025

**2815/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

2 2 1

Sold Price **\$682,000** Sold Date **05-Nov-24**Distance **0km****2915/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

2 2 1

Sold Price **\$680,000** Sold Date **16-Apr-25**Distance **0km****3115/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

2 2 1

Sold Price **\$682,500** Sold Date **03-May-25**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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