

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

4107/371 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

5910/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$570,000	29-Sep-25
3804/318 RUSSELL STREET MELBOURNE VIC 3000	\$550,000	18-Oct-25
3106/483 SWANSTON STREET MELBOURNE VIC 3000	\$550,000	02-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: 17 December 2025

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5910/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

Sold Price \$570,000 Sold Date 29-Sep-25
Distance 0km

2 1 -



3804/318 RUSSELL STREET MELBOURNE VIC 3000

Sold Price ^{RS}\$550,000 Sold Date 18-Oct-25
Distance 0.58km

2 1 1



3106/483 SWANSTON STREET MELBOURNE VIC 3000

Sold Price \$550,000 Sold Date 02-Oct-25
Distance 0.53km

2 1 -

RS = Recent sale UN = Undisclosed Sale

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