# **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	4301/639 Little Lonsdale Street, Melbourne, VIC 3000
postcode	

#### Indicative selling price

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

Price Range	\$675,000	&	\$690,000
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#### Median sale price

Median price	\$600,000		Property Typ	e Apart	ment	Suburb	Melbourne (3000)
Period - From	01/09/2024	to	31/08/2025	Source	REA		

## **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
6/94 DUDLEY STREET, WEST MELBOURNE VIC 3003	\$690,000	02/07/2025
L17 1702/915 COLLINS STREET, DOCKLANDS VIC 3008	\$690,000	26/08/2025
1613/60 KAVANAGH STREET, SOUTHBANK VIC 3006	\$685,000	27/05/2025

This Statement of Information was prepared on:	27/10/2025

