

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

4311/639 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

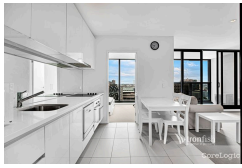
Date of sale

812/639 LONSDALE STREET MELBOURNE VIC 3000	\$540,000	16-Mar-25
2215/220 SPENCER STREET MELBOURNE VIC 3000	\$550,000	16-Dec-24
1603/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$530,000	11-Apr-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: 03 June 2025



**812/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

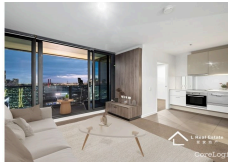
\$540,000

Sold Date

16-Mar-25

Distance

0km



**2215/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$550,000

Sold Date

16-Dec-24

Distance

0km



**1603/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$530,000

Sold Date

11-Apr-25

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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