

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

4506/639 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$650,000 & \$670,000

Median sale price

Median price

\$469,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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 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
1	1001/228 Abeckett St MELBOURNE 3000	\$650,888	24/06/2025
2	5711/135 Abeckett St MELBOURNE 3000	\$660,000	13/06/2025
3	501/340 Russell St MELBOURNE 3000	\$650,000	27/05/2025

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 six months.~~

This Statement of Information was prepared on:

06/08/2025 10:07



2
 2
 1

Property Type: Apartment

Land Size: 70 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$670,000

Median Unit Price

Year ending June 2025: \$469,000

Comparable Properties



1001/228 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

2
 2
 1

Price: \$650,888

Method: Private Sale

Date: 24/06/2025

Property Type: Apartment



5711/135 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

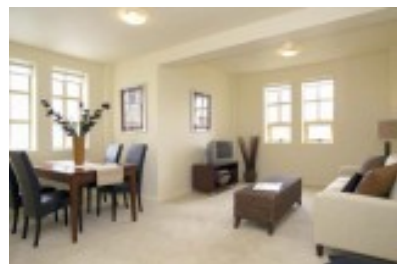
2
 2
 1

Price: \$660,000

Method: Private Sale

Date: 13/06/2025

Property Type: Apartment



501/340 Russell St MELBOURNE 3000 (VG)

Agent Comments

2
 -
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Price: \$650,000

Method: Sale

Date: 27/05/2025

Property Type: Flat/Unit/Apartment (Res)