

Statement of Information

Single residential property located in the Melbourne metropolitan area

M I C M

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

4509/560 Lonsdale Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$1,200,000.00

&

\$1,300,000.00

Median sale price

Median price

\$510,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period

-

From

Aug 2024

to

Aug 2025

Source

Property Data

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
189 Dryburgh St NORTH MELBOURNE 3051	\$1,135,000.00	21/08/2025
403/25 Wominjeka Wlk WEST MELBOURNE 3003	\$1,110,000.00	25/07/2025
5807/18 Hoff Blvd SOUTHBANK 3006	\$1,180,000.00	17/04/2025

This Statement of Information was prepared on: Monday 25th August 2025