## 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

5002/639 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	\$670,000	&	\$720,000
3	between	*,		. ,

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$407,000	Prop	erty type	ty type Unit		Suburb	Melbourne
Period-from	01 Nov 2024	to	31 Oct 2	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	
1107/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$704,000	31-Jul-25	
5006/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$672,500	19-Aug-25	
5106/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$672,100	10-Jun-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: 26 November 2025

