

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

54/47 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

\$285,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

7/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$275,000	03-Nov-25
111/11-17 COHEN PLACE MELBOURNE VIC 3000	\$285,000	17-Feb-25
29/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$300,000	14-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: 03 December 2025



**7/24-38 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

Sold Price **\$275,000** Sold Date **03-Nov-25**

1 1 -

Distance **0.06km**



**111/11-17 COHEN PLACE
MELBOURNE VIC 3000**

Sold Price **\$285,000** Sold Date **17-Feb-25**

1 1 1

Distance **0.21km**



**29/24-38 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

Sold Price **\$300,000** Sold Date **14-Jun-25**

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Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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