

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

59/47 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

\$241,000

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

202/11-17 COHEN PLACE MELBOURNE VIC 3000	\$250,000	31-Jul-25
45/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$250,000	19-Dec-24
401/155 BOURKE STREET MELBOURNE VIC 3000	\$250,000	23-May-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



**202/11-17 COHEN PLACE
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$250,000** Sold Date **31-Jul-25**

Distance **0.21km**



**45/131-137 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price Sold Date **19-Dec-24**

Distance **0.24km**



**401/155 BOURKE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price Sold Date **23-May-25**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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