

## 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

606/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$275,000

&

\$285,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

|                                                        |           |           |
|--------------------------------------------------------|-----------|-----------|
| 604/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000  | \$280,000 | 06-Aug-25 |
| 2202/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$292,500 | 05-Aug-25 |
| 2006/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$281,000 | 24-Jul-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: 01 October 2025


**604/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 1
  1
  -

Sold Price

**\$280,000**

Sold Date **06-Aug-25**

Distance

**0km**

**2202/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

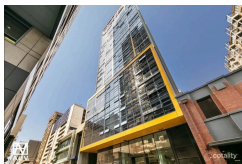
 1
  1
  1

Sold Price

**\$292,500**

Sold Date **05-Aug-25**

Distance

**0km**

**2006/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 1
  1
  -

Sold Price

**\$281,000**

Sold Date **24-Jul-25**

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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