

## 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

6701/633 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

\$575,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

1008/260 SPENCER STREET MELBOURNE VIC 3000	\$598,600	24-Mar-25
4007/260 SPENCER STREET MELBOURNE VIC 3000	\$592,600	18-Feb-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: 11 July 2025



1008/260 SPENCER STREET  
MELBOURNE VIC 3000

 1  1  -

Sold Price \$598,600 Sold Date 24-Mar-25

Distance 0.04km



4007/260 SPENCER STREET  
MELBOURNE VIC 3000

 1  1  -

Sold Price \$592,600 Sold Date 18-Feb-25

Distance 0.04km

RS = Recent sale UN = Undisclosed Sale

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