

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

707/380-386 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

3305/350 WILLIAM STREET MELBOURNE VIC 3000	\$550,000	01-Jul-25
6202/135 A'BECKETT STREET MELBOURNE VIC 3000	\$623,000	04-Aug-25
907/28 WILLS STREET MELBOURNE VIC 3000	\$600,000	11-Aug-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.

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3305/350 WILLIAM STREET
MELBOURNE VIC 3000

2 2 1

Sold Price ^{RS} \$550,000 Sold Date 01-Jul-25
Distance 0.16km



6202/135 A'BECKETT STREET
MELBOURNE VIC 3000

2 2 1

Sold Price ^{RS} \$623,000 Sold Date 04-Aug-25
Distance 0.29km



907/28 WILLS STREET
MELBOURNE VIC 3000

2 2 1

Sold Price ^{RS} \$600,000 Sold Date 11-Aug-25
Distance 0.17km

RS = Recent sale UN = Undisclosed Sale

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