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	\$500,000	&	\$530,000
J	between	,		,

Median sale price

(*Delete house or unit as applicable)

Median Price	\$400,000	Prope	erty type		Unit	Suburb	Melbourne
Period-from	01 Sep 2024	to	31 Aug 2	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
701/350 LA TROBE STREET MELBOURNE VIC 3000	\$505,000	08-May-25
3608/120 A'BECKETT STREET MELBOURNE VIC 3000	\$520,000	17-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: 25 September 2025





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3305/350 WILLIAM STREET MELBOURNE VIC 3000

 Sold Price

\$550,000 Sold Date 01-Jul-25

Distance 0.16km



701/350 LA TROBE STREET MELBOURNE VIC 3000

Sold Price

\$505,000 Sold Date 08-May-25

Distance 0.19km



3608/120 A'BECKETT STREET MELBOURNE VIC 3000

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₾ 2

Sold Price

\$520,000 Sold Date

17-Jul-25

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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