

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

8/441 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

\$309,000

&

\$339,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

2/441 LONSDALE STREET MELBOURNE VIC 3000	\$333,777	26-Aug-25
307/441 LONSDALE STREET MELBOURNE VIC 3000	\$330,000	28-Aug-25
705/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$325,000	04-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: 06 November 2025

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**2/441 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS} **\$333,777** Sold Date **26-Aug-25**

Distance **0km**



**307/441 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$330,000 Sold Date **28-Aug-25**

Distance **0km**



**705/380-386 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 1

Sold Price

\$325,000 Sold Date **04-Jul-25**

Distance **0.19km**

RS = Recent sale **UN** = Undisclosed Sale

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