

# 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

806/380 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)

Range between \$440,000 & \$460,000

### Median sale price

Median price \$469,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2024 to 30/06/2025 Source REIV

### 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 six 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
1	2504/296 Little Lonsdale St MELBOURNE 3000	\$478,000	11/07/2025
2	2305/380 Little Lonsdale St MELBOURNE 3000	\$435,000	01/07/2025
3	2806/380 Little Lonsdale St MELBOURNE 3000	\$450,000	14/06/2025

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 six months.~~

This Statement of Information was prepared on:

12/08/2025 12:28



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$440,000 - \$460,000  
**Median Unit Price**  
Year ending June 2025: \$469,000

## Comparable Properties



**2504/296 Little Lonsdale St MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$478,000  
**Method:** Private Sale  
**Date:** 11/07/2025  
**Property Type:** Apartment



**2305/380 Little Lonsdale St MELBOURNE 3000 (REI/VG)**

**Agent Comments**



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 01/07/2025  
**Property Type:** Apartment



**2806/380 Little Lonsdale St MELBOURNE 3000 (REI/VG)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** Apartment

**Account -** Brady Residential | P: 03 9603 1400 | F: 03 9602 2733



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