

# 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

810/380 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 \$430,000 & \$460,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb Melbourne

Period - From 10/06/2024 to 09/06/2025 Source Property Data

### 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 | 2516/135 ABeckett St MELBOURNE 3000 | \$460,000 | 11/04/2025   |
| 2 | 2901/285 La Trobe St MELBOURNE 3000 | \$450,000 | 04/03/2025   |
| 3 | 625/199 William St MELBOURNE 3000   | \$445,000 | 06/01/2025   |

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: 10/06/2025 15:44



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Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$430,000 - \$460,000  
Median Unit Price  
10/06/2024 - 09/06/2025: \$530,000

## Comparable Properties



2516/135 ABeckett St MELBOURNE 3000 (REI)

Agent Comments

2 1 -

Price: \$460,000  
Method: Private Sale  
Date: 11/04/2025  
Property Type: Apartment



2901/285 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$450,000  
Method: Private Sale  
Date: 04/03/2025  
Property Type: Unit



625/199 William St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$445,000  
Method: Private Sale  
Date: 06/01/2025  
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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