

## 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

1411/560 LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

5204/462 ELIZABETH STREET MELBOURNE VIC 3000

\$580,000

18-Feb-25

2011/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

\$570,000

20-Feb-25

1011/199 WILLIAM STREET MELBOURNE VIC 3000

\$560,000

18-Mar-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: 07 July 2025



**5204/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$580,000** Sold Date **18-Feb-25**

Distance **0.79km**



**2011/601 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

2 2 1

Sold Price **\$570,000** Sold Date **20-Feb-25**

Distance **0.16km**



**1011/199 WILLIAM STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$560,000** Sold Date **18-Mar-25**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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