

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

2204/560 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

\$638,000

&

\$678,000

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

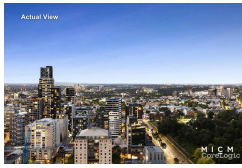
3115/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$682,500	03-May-25
4311/138 SPENCER STREET MELBOURNE VIC 3000	\$690,000	02-Jun-25
3711/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$680,000	17-Jan-25

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: 04 July 2025

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3115/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$682,500** Sold Date **03-May-25**

Distance **0.16km**



4311/138 SPENCER STREET MELBOURNE VIC 3000

2 2 -

Sold Price ^{RS} **\$690,000** Sold Date **02-Jun-25**

Distance **0.44km**



3711/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$680,000** Sold Date **17-Jan-25**

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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