

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

11/47 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Business

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 2026

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

61/47 LONSDALE STREET MELBOURNE VIC 3000	\$345,000	01-Sep-25
1008/39 LONSDALE STREET MELBOURNE VIC 3000	\$335,000	01-Dec-25
208/39 LONSDALE STREET MELBOURNE VIC 3000	\$320,000	17-Nov-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: 20 August 2026



**61/47 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$345,000** Sold Date **01-Sep-25**

Distance **0km**



**1008/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$335,000** Sold Date **01-Dec-25**

Distance **0.02km**



**208/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$320,000** Sold Date **17-Nov-25**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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