

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

208A/441 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

\$220,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2025

to

30 Sep 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

1404/181 A'BECKETT STREET MELBOURNE VIC 3000	\$230,000	14-Aug-26
1718/480-490 COLLINS STREET MELBOURNE VIC 3000	\$220,000	26-Aug-26
707/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$230,000	21-Aug-26

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: 05 October 2026



**1404/181 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$230,000** Sold Date **14-Aug-26**

Distance **0.37km**



**1718/480-490 COLLINS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$220,000** Sold Date **26-Aug-26**

Distance **0.49km**



**707/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$230,000** Sold Date **21-Aug-26**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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