

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

314/408 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

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2025

to

31 Aug 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

105/408 LONSDALE STREET MELBOURNE VIC 3000	\$240,000	17-Jun-26
205/408 LONSDALE STREET MELBOURNE VIC 3000	\$243,000	19-Jun-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: 11 September 2026

	105/408 LONSDALE STREET MELBOURNE VIC 3000	Sold Price	\$240,000	Sold Date	17-Jun-26
 1  1  -	Distance	0km			

	205/408 LONSDALE STREET MELBOURNE VIC 3000	Sold Price	\$243,000	Sold Date	19-Jun-26
 1  1  -	Distance	0km			

RS = Recent sale

UN = Undisclosed Sale

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