

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

4011/639 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

2117/220 SPENCER STREET MELBOURNE VIC 3000	\$618,000	08-Feb-25
4303/220 SPENCER STREET MELBOURNE VIC 3000	\$625,500	08-Feb-25
1802/618 LONSDALE STREET MELBOURNE VIC 3000	\$640,000	26-May-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: 03 June 2025



**2117/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$618,000

Sold Date **08-Feb-25**

Distance

0km



**4303/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$625,500

Sold Date **08-Feb-25**

Distance

0km



**1802/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **\$640,000**

Sold Date **26-May-25**

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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