

## 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

5809/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 2024

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

402/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$722,000	24-Feb-24
2503/618 LONSDALE STREET MELBOURNE VIC 3000	\$685,000	20-Feb-24
4008/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$680,000	19-Nov-23

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: 01 May 2024



**402/23 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 2 1

Sold Price **\$722,000** Sold Date **24-Feb-24**

Distance **0.37km**



**2503/618 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$685,000** Sold Date **20-Feb-24**

Distance **0.13km**



**4008/601 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

2 2 2

Sold Price **\$680,000** Sold Date **19-Nov-23**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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