

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

2608D/633 LITTLE 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

\$711,250

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sept 2024

to

31 Jan 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

2407/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$639,000	07-Nov-24
5612/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$842,500	03-Oct-24
2815/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$682,000	12-Nov-24

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: 19 February 2025



2407/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$639,000** Sold Date **07-Nov-24**

Distance **0.08km**



5612/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 - -

Sold Price **\$842,500** Sold Date **03-Oct-24**

Distance **0.06km**



2815/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price ^{RS} **\$682,000** Sold Date **12-Nov-24**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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