

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

1112/601 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

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 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

1312/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$420,000	05-Feb-25
3302/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$425,000	03-Oct-24
908/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$430,000	23-Oct-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: 11 February 2025



**1312/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS}

\$420,000

Sold Date

05-Feb-25

Distance

0km



**3302/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

\$425,000

Sold Date

03-Oct-24

Distance

0km



**908/318 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 1

Sold Price

\$430,000

Sold Date

23-Oct-24

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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