

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

2310/560 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

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

2204/560 LONSDALE STREET MELBOURNE VIC 3000	\$640,000	04-Aug-25
3106/560 LONSDALE STREET MELBOURNE VIC 3000	\$672,000	30-Jun-25
2606/560 LONSDALE STREET MELBOURNE VIC 3000	\$670,999	11-Jun-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: 29 November 2025



**2204/560 LONSDALE STREET
MELBOURNE VIC 3000**

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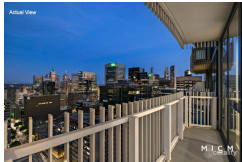
Sold Price

\$640,000

Sold Date **04-Aug-25**

Distance

0km



**3106/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

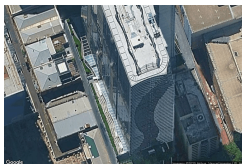
Sold Price

\$672,000

Sold Date **30-Jun-25**

Distance

0km



**2606/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$670,999

Sold Date **11-Jun-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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