

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$618,000

&

\$648,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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 |
| 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: 14 December 2025



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

 2  2  -

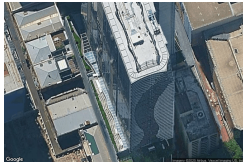
Sold Price

**\$640,000**

Sold Date **04-Aug-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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