

## 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  
3802/639 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  \$580,000 &  \$630,000

### Median sale price

(\*Delete house or unit as applicable)

|  |  |                                       |
|--|--|---------------------------------------|
| Median Price <input type="text"/>            | Property type <input type="text"/> House | Suburb <input type="text"/> Melbourne |
| Period-from <input type="text"/> 01 Jan 2025 | to <input type="text"/> 31 Dec 2025      | Source <input type="text"/> 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 |
|--|-----------|--------------|
| 2101/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$640,000 | 30-Jun-21    |
| 5605/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$657,600 | 29-Jun-16    |
|  |           |              |

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: 15 January 2026



**2101/639 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$640,000** Sold Date **30-Jun-21**

Distance

**0km**



**5605/639 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$657,600** Sold Date **29-Jun-16**

Distance

**0km**

**RS** = Recent sale **UN** = Undisclosed Sale

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