

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

101/160 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

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 2026

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

308/160 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$365,000	26-Mar-25
601/160 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$240,000	15-Feb-26
1508/318 RUSSELL STREET MELBOURNE VIC 3000	\$408,000	26-Aug-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 August 2026


308/160 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$365,000** Sold Date **26-Mar-25**

Distance **0km**


601/160 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$240,000** Sold Date **15-Feb-26**

Distance **0km**


1508/318 RUSSELL STREET MELBOURNE VIC 3000

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Sold Price **\$408,000** Sold Date **26-Aug-25**

Distance **0.04km**


2605/318 RUSSELL STREET MELBOURNE VIC 3000

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Sold Price **\$416,000** Sold Date **03-Sep-25**

Distance **0.04km**


602/141-149 LA TROBE STREET MELBOURNE VIC 3000

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Sold Price **\$350,000** Sold Date **24-Apr-26**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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