

Statement of Information

Single residential property located in the Melbourne metropolitan area

M I C M

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2302/560 Lonsdale Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$630,000.00 or range between &

Median sale price

Median price \$400,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - May 2024 to Apr 2025 Source Corelogic
From

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1106/163 CITY ROAD SOUTHBANK VIC 3006	\$582,500.00	09/04/2025
1308/5 CARAVEL LANE DOCKLANDS VIC 3008	\$587,000.00	29/03/2025
26C/89 RODEN STREET WEST MELBOURNE VIC 3003	\$605,000.00	28/03/2025

This Statement of Information was prepared on: Tuesday 06th May 2025