

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 2607/601 Little Lonsdale Street, Melbourne, 3000

Indicative selling price

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

Single price \$638,000.00 or range between &

Median sale price

Median price \$530,000.00 Property type Unit/Apartment Suburb MELBOURNE

Period - Jun 2024 to Jun 2025 Source Property Data

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
3607/601 Little Lonsdale St MELBOURNE 3000	\$650,000.00	26/05/2025
3604/601 Little Lonsdale St MELBOURNE 3000	\$625,000.00	23/05/2025
1802/618 Lonsdale St MELBOURNE 3000	\$640,000.00	19/05/2025

This Statement of Information was prepared on: Thursday 12th June 2025