

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

3105/560 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,999

Property type

House

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

3411/560 LONSDALE STREET MELBOURNE VIC 3000	\$808,000	16-Jan-25
4911/560 LONSDALE STREET MELBOURNE VIC 3000	\$815,000	15-May-25
2706/23 MACKENZIE STREET MELBOURNE VIC 3000	\$800,000	07-May-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: 15 July 2025

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**3411/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$808,000

Sold Date

16-Jan-25

Distance

0km


**4911/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$815,000

Sold Date

15-May-25

Distance

0km


**2706/23 MACKENZIE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$800,000

Sold Date

07-May-25

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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