

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 4911/560 Lonsdale Street, Melbourne, 3000

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between \$830,000.00 & \$880,000.00

**Median sale price**

Median price \$410,000.00 Property type  Suburb MELBOURNE  
 Period - From Dec 2023 to Nov 2024 Source Corelogic

**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
3 L5/201 SPRING STREET MELBOURNE VIC 3000	\$830,000.00	24/10/2024
5 L6/201 SPRING STREET MELBOURNE VIC 3000	\$827,500.00	14/09/2024
203/85 LEVESON STREET NORTH MELBOURNE VIC 3051	\$813,800.00	30/09/2024

This Statement of Information was prepared on: Tuesday 10th December 2024