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	1907/557-561 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~~		or range between	$400,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$415,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Sep 2025	to	31 Aug 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
104/618 LONSDALE STREET MELBOURNE VIC 3000	$425,000	30-Mar-26
902/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000	$439,500	13-Apr-26
1808/250 ELIZABETH STREET MELBOURNE VIC 3000	$440,000	22-Jul-26

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: 23 September 2026

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104/618 LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$425,000** Sold Date **30-Mar-26**

Distance **0.16km**



902/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$439,500** Sold Date **13-Apr-26**

Distance **0.51km**



1808/250 ELIZABETH STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$440,000** Sold Date **22-Jul-26**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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