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	301/557-561 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	$385,000	&	$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$413,250	Property type	Unit	Suburb	Melbourne
Period-from	01 May 2025	to	30 Apr 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.

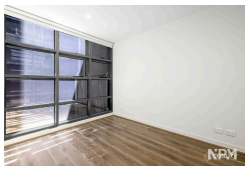
Address of comparable property	Price	Date of sale
107/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	$416,000	27-Jan-26
2007/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	$370,000	26-Feb-26
1009/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	$415,000	20-Mar-26

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: 14 May 2026

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107/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$416,000** Sold Date **27-Jan-26**

Distance **0km**



2007/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 1

Sold Price **$370,000** Sold Date **26-Feb-26**

Distance **0km**



1009/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 1

Sold Price **$415,000** Sold Date **20-Mar-26**

Distance **0.14km**

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

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