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	3110/639 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	$552,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$415,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jul 2025	to	30 Jun 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
506/639 LONSDALE STREET MELBOURNE VIC 3000	$545,000	24-Mar-26
1406/639 LONSDALE STREET MELBOURNE VIC 3000	$552,000	05-Jun-26
2712/639 LONSDALE STREET MELBOURNE VIC 3000	$550,000	02-Feb-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: 02 July 2026

Ally Mooney
M 0419329508
E ally.mooney@belleproperty.com



506/639 LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price **$545,000** Sold Date **24-Mar-26**

Distance **0km**

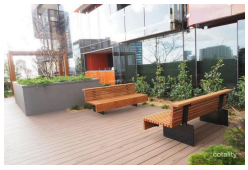


1406/639 LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price RS **$552,000** Sold Date **05-Jun-26**

Distance **0km**



2712/639 LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price **$550,000** Sold Date **02-Feb-26**

Distance **0km**

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

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