

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

2704/633 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

\$1,288,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 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

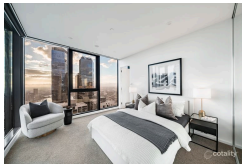
Date of sale

| | | |
|---|-------------|-----------|
| 5108/560 LONSDALE STREET MELBOURNE VIC 3000 | \$1,180,000 | 11-Mar-26 |
| 4109/560 LONSDALE STREET MELBOURNE VIC 3000 | \$1,200,000 | 26-Mar-26 |
| 7306/228 LA TROBE STREET MELBOURNE VIC 3000 | \$1,200,000 | 27-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: 07 June 2026



**5108/560 LONSDALE STREET
MELBOURNE VIC 3000**

 3  -  -

Sold Price

\$1,180,000

Sold Date

11-Mar-26

Distance

0.24km



**4109/560 LONSDALE STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price

\$1,200,000

Sold Date

26-Mar-26

Distance

0.24km



**7306/228 LA TROBE STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price

Sold Date

27-Feb-26

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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