

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 4609/633 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$555,050 Property Type Unit Suburb Melbourne

Period - From 28/11/2023 to 27/11/2024 Source REIV

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 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
1	4803/633 Little Lonsdale St MELBOURNE 3000	\$714,100	26/07/2024
2	2209/633 Little Lonsdale St MELBOURNE 3000	\$747,750	14/06/2024
3	6203/633 Little Lonsdale St MELBOURNE 3000	\$725,300	28/05/2024

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 six months.~~

This Statement of Information was prepared on: 28/11/2024 14:38



2 2 -

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

28/11/2023 - 27/11/2024: \$555,050

Comparable Properties

4803/633 Little Lonsdale St MELBOURNE 3000 (VG)

[Agent Comments](#)

2 - -

Price: \$714,100

Method: Sale

Date: 26/07/2024

Property Type: Strata Unit/Flat

2209/633 Little Lonsdale St MELBOURNE 3000 (VG)

[Agent Comments](#)

2 - -

Price: \$747,750

Method: Sale

Date: 14/06/2024

Property Type: Strata Unit/Flat

6203/633 Little Lonsdale St MELBOURNE 3000 (VG)

[Agent Comments](#)

2 - -

Price: \$725,300

Method: Sale

Date: 28/05/2024

Property Type: Strata Unit/Flat

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951