

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 1318/199 William Street, Melbourne Vic 3000
Including suburb and postcode

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Melbourne
Period - From 01/10/2025 to 31/12/2025 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	3607/639 Little Lonsdale St MELBOURNE 3000	\$400,000	22/12/2025
2	3014/601 Little Lonsdale St MELBOURNE 3000	\$418,800	16/12/2025
3	2309/601 Little Lonsdale St MELBOURNE 3000	\$410,000	17/11/2025

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:

11/02/2026 14:00



Property Type: Apartment

Land Size: 53.8 sqm approx

[Agent Comments](#)

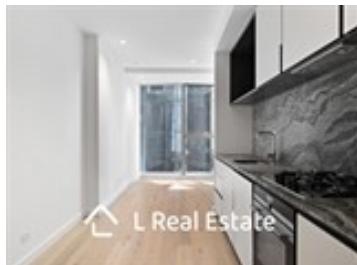
Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2025: \$500,000

Comparable Properties



3607/639 Little Lonsdale St MELBOURNE 3000 (REI)

[Agent Comments](#)



Price: \$400,000

Method: Private Sale

Date: 22/12/2025

Property Type: Apartment



3014/601 Little Lonsdale St MELBOURNE 3000 (REI/VG)

[Agent Comments](#)



Price: \$418,800

Method: Private Sale

Date: 16/12/2025

Property Type: Apartment



2309/601 Little Lonsdale St MELBOURNE 3000 (REI/VG)

[Agent Comments](#)



Price: \$410,000

Method: Private Sale

Date: 17/11/2025

Property Type: Apartment

[Account](#) - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951