

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 810/380 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Melbourne

Period - From 11/03/2024 to 10/03/2025 Source Property Data

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	3401/285 La Trobe St MELBOURNE 3000	\$470,000	21/02/2025
2	1308/33 Blackwood St NORTH MELBOURNE 3051	\$480,000	17/02/2025
3	2901/380 Little Lonsdale St MELBOURNE 3000	\$450,000	04/12/2024

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: 11/03/2025 16:22



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Rooms: 5
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$450,000 - \$480,000
Median Unit Price
 11/03/2024 - 10/03/2025: \$540,000

Comparable Properties



3401/285 La Trobe St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$470,000
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment



1308/33 Blackwood St NORTH MELBOURNE 3051 (REI)

Agent Comments

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Price: \$480,000
Method: Private Sale
Date: 17/02/2025
Property Type: Apartment
Land Size: 4048.13 sqm approx



2901/380 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$450,000
Method: Private Sale
Date: 04/12/2024
Property Type: Apartment

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