

Statement of Information
**Single Residential Property
Located in the Melbourne
Metropolitan Area.**

M I C M

Section 47AF of the Estate Agents Act 1980

Property Offered for Sale

Address
Including Suburb
and postcode

4407 / 601 Little Lonsdale Street MELBOURNE VIC 3000

Indicative Selling Price

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

Single Price

or Range Between

\$580,000 - \$620,000

Median Sale Price

Median Price

\$470,000

Property Type

Unit/Apartment

Suburb

MELBOURNE

Period - From

01-04-2026

to

30-06-2026

Source

REIV

Comparable Property Sales

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 the most comparable to the property for sale.

Address of Comparable Property	Sold Price	Date of Sale
65/120 Sturt St SOUTHBANK 3006	\$610,000	07-09-2026
805/31 Spring St MELBOURNE 3000	\$590,000	26-08-2026
199/28 Little Lonsdale St MELBOURNE 3000	\$599,000	23-07-2026

This Statement of Information was prepared on:

11th September 2026