

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

2511/639 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 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

4605/38 ROSE LANE MELBOURNE VIC 3000	\$440,000	03-May-26
409/11 ROSE LANE MELBOURNE VIC 3000	\$400,000	15-May-26
2709/639 LONSDALE STREET MELBOURNE VIC 3000	\$440,000	31-Mar-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: 20 August 2026



4605/38 ROSE LANE MELBOURNE VIC 3000 Sold Price **\$440,000** Sold Date **03-May-26**

2 1 1

Distance **0.18km**



409/11 ROSE LANE MELBOURNE VIC 3000 Sold Price **\$400,000** Sold Date **15-May-26**

2 1 -

Distance **0.2km**



2709/639 LONSDALE STREET MELBOURNE VIC 3000 Sold Price **\$440,000** Sold Date **31-Mar-26**

2 1 -

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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