

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

5105D/648 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

or range
between

\$460,000

&

\$525,000

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

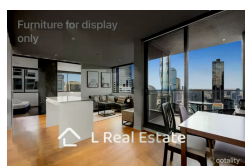
Date of sale

5102/33 ROSE LANE MELBOURNE VIC 3000	\$525,000	12-Jul-26
2002/33 ROSE LANE MELBOURNE VIC 3000	\$490,000	14-Feb-26
2213/618 LONSDALE STREET MELBOURNE VIC 3000	\$460,000	26-Jun-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: 03 August 2026



**5102/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

RS

\$525,000

Sold Date

12-Jul-26

2 1 -

Distance

0.14km



**2002/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$490,000

Sold Date

14-Feb-26

2 1 1

Distance

0.14km



**2213/618 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price

\$460,000

Sold Date

26-Jun-26

2 1 -

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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