

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

5504/639 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Other

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 2025

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

4009/299 KING STREET MELBOURNE VIC 3000	\$490,000	11-Aug-25
4502/81 CITY ROAD SOUTHBANK VIC 3006	\$497,500	23-Jun-25

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: 01 October 2025



4009/299 KING STREET MELBOURNE VIC 3000

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Sold Price

^{RS} **\$490,000** Sold Date **11-Aug-25**

Distance **0.89km**


4502/81 CITY ROAD SOUTHBANK VIC 3006

 1
  1
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Sold Price

^{RS} **\$497,500** Sold Date **23-Jun-25**

Distance **1.41km**
RS = Recent sale

UN = Undisclosed Sale

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