

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

4302/560 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	\$620,000	&	\$660,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$409,444	Property type	Unit	Suburb	Melbourne
Period-from	01 Jan 2025	to	31 Dec 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
7505/138 SPENCER STREET MELBOURNE VIC 3000	\$692,800	21-Oct-25
4407/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$699,000	16-Oct-25
206/181 SMITH STREET FITZROY VIC 3065	\$690,000	13-Oct-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: 16 January 2026



**7505/138 SPENCER STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$692,800 Sold Date 21-Oct-25

Distance 0.44km



**4407/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

 2  1  -

Sold Price

\$699,000 Sold Date 16-Oct-25

Distance 1.52km



**206/181 SMITH STREET FITZROY
VIC 3065**

 2  1  -

Sold Price

\$690,000 Sold Date 13-Oct-25

Distance 2.65km

RS = Recent sale UN = Undisclosed Sale

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