

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

1204B/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

or range
between

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 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

| | | |
|--|-----------|-----------|
| 3008/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$425,000 | 13-Oct-25 |
| 1406/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$425,000 | 07-Apr-26 |
| 3704/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$412,000 | 17-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: 25 June 2026



3008/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$425,000** Sold Date **13-Oct-25**

Distance **0.07km**

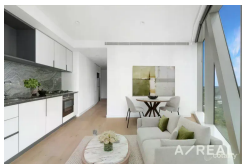


1406/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price Sold Date **07-Apr-26**

Distance **0.07km**



3704/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price ^{RS} **\$412,000** Sold Date **17-Mar-26**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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