

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

4503/633 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Other

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

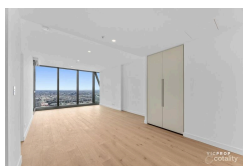
Date of sale

5003/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$520,000	26-Feb-26
5612/648 LONSDALE STREET MELBOURNE VIC 3000	\$600,000	03-Mar-26
4507/260 SPENCER STREET MELBOURNE VIC 3000	\$598,600	28-Nov-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: 28 May 2026



5003/633 LITTONDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$520,000** Sold Date **26-Feb-26**

Distance **0km**

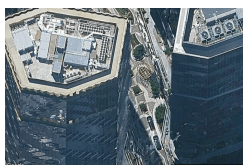


5612/648 LITTONDALE STREET MELBOURNE VIC 3000

 1  1  1

Sold Price **\$600,000** Sold Date **03-Mar-26**

Distance **0km**



4507/260 SPENCER STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$598,600** Sold Date **28-Nov-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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