

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

3002D/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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

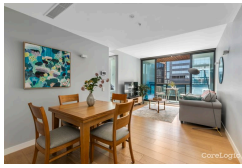
Date of sale

1102/108 FLINDERS STREET MELBOURNE VIC 3000	\$750,000	30-Apr-25
613/108 FLINDERS STREET MELBOURNE VIC 3000	\$770,000	04-Apr-25
1109/265 EXHIBITION STREET MELBOURNE VIC 3000	\$730,000	21-Apr-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 July 2025



**1102/108 FLINDERS STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$750,000** Sold Date **30-Apr-25**

Distance **1.57km**



**613/108 FLINDERS STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$770,000** Sold Date **04-Apr-25**

Distance **1.57km**



**1109/265 EXHIBITION STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$730,000** Sold Date **21-Apr-25**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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