

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

68/47 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

\$283,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

54/47 LONSDALE STREET MELBOURNE VIC 3000	\$270,000	06-Jan-26
102/39 LONSDALE STREET MELBOURNE VIC 3000	\$320,000	02-Sep-25
7/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$275,000	03-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: 24 April 2026

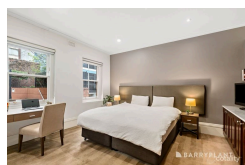

**54/47 LONSDALE STREET
 MELBOURNE VIC 3000**
 1  1  -

 Sold Price **\$270,000** Sold Date **06-Jan-26**

 Distance **0km**

**102/39 LONSDALE STREET
 MELBOURNE VIC 3000**
 1  1  -

 Sold Price **\$320,000** Sold Date **02-Sep-25**

 Distance **0.02km**

**7/24-38 LITTLE BOURKE STREET
 MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$275,000** Sold Date **03-Nov-25**

 Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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