

## 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

3603N/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

|  |           |           |
|--|-----------|-----------|
| 3006/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$600,000 | 31-Oct-25 |
| 406B/155 FRANKLIN STREET MELBOURNE VIC 3000            | \$572,000 | 03-Dec-25 |
| 2202/228 A'BECKETT STREET MELBOURNE VIC 3000           | \$550,000 | 27-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: 25 February 2026

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**3006/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

2 2 1

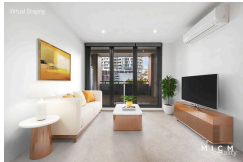
Sold Price

**\$600,000**

Sold Date

**31-Oct-25**

Distance

**0.25km**

**406B/155 FRANKLIN STREET MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$572,000**

Sold Date

**03-Dec-25**

Distance

**0.33km**

**2202/228 A'BECKETT STREET MELBOURNE VIC 3000**

2 2 -

Sold Price

**\$550,000**

Sold Date

**27-Oct-25**

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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