

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

3005/639 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

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

1705/639 LONSDALE STREET MELBOURNE VIC 3000	\$525,000	23-Jan-26
4805/639 LONSDALE STREET MELBOURNE VIC 3000	\$612,000	24-Mar-25
810/639 LONSDALE STREET MELBOURNE VIC 3000	\$516,000	03-Dec-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 February 2026



**1705/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price ^{RS} **\$525,000** ^{UN} Sold Date **23-Jan-26**

Distance **0km**



**4805/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$612,000** Sold Date **24-Mar-25**

Distance **0km**



**810/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  2

Sold Price **\$516,000** Sold Date **03-Dec-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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