

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

5709/639 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

or range
between

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

6212/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$852,000	21-Dec-25
6007/138 SPENCER STREET MELBOURNE VIC 3000	\$888,600	09-Oct-25
1103/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$883,000	20-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: 06 March 2026



6212/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$852,000** Sold Date **21-Dec-25**

Distance **0km**



6007/138 SPENCER STREET MELBOURNE VIC 3000

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Sold Price **\$888,600** Sold Date **09-Oct-25**

Distance **0.34km**



1103/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$883,000** Sold Date **20-Nov-25**

Distance **0.77km**

RS = Recent sale UN = Undisclosed Sale

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