Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	3105/618 Lonsdale Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$498,000.00	&	$547,000.00

Median sale price

Median price	$510,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	Oct 2024	to	Oct 2025	Source	Property Data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3207/241 City Rd SOUTHBANK 3006	$535,000.00	17/10/2025
1312N/889 Collins St DOCKLANDS 3008	$545,000.00	12/09/2025
115/2 Newquay Prm DOCKLANDS 3008	$540,000.00	28/08/2025

This Statement of Information was prepared on: Monday 27th October 2025