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	3102/639 Lonsdale Street, Melbourne, 3000

Indicative selling price

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

Single price		or range between	$400,000.00	&	$440,000.00

Median sale price

Median price	$470,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	Jul 2025	to	Sep 2025	Source	REIV

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
3903/38 Rose La MELBOURNE 3000	$430,000.00	9/10/2025
1905/38 Rose La MELBOURNE 3000	$430,000.00	29/07/2025
2704/38 Rose La MELBOURNE 3000	$432,500.00	10/07/2025

This Statement of Information was prepared on: Wednesday 26th November 2025