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	5404/560 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between $749,000 & $799,000

Median sale price

Median price $495,000 Property Type Unit Suburb Melbourne

Period - From 12/08/2025 to 11/08/2026 Source Property Data

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 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
1	1008/112 Adderley St WEST MELBOURNE 3003	$770,000	22/07/2026
2	4/1-9 Villiers St NORTH MELBOURNE 3051	$750,000	16/05/2026
3	2203/45 Haig St SOUTHBANK 3006	$775,000	29/04/2026

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 six months.~~

This Statement of Information was prepared on: 12/08/2026 13:42

5404/560 Lonsdale Street, Melbourne Vic 3000

2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$749,000 - $799,000
Median Unit Price
12/08/2025 - 11/08/2026: $495,000

Comparable Properties

1008/112 Adderley St WEST MELBOURNE 3003 (REI)

2 2 1

Price: $770,000
Method: Private Sale
Date: 22/07/2026
Property Type: Apartment

Agent Comments

4/1-9 Villiers St NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $750,000
Method: Private Sale
Date: 16/05/2026
Property Type: Apartment

Agent Comments

2203/45 Haig St SOUTHBANK 3006 (VG)

2 - -

Price: $775,000
Method: Sale
Date: 29/04/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822

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