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	3710/639 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	$495,000	&	$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$406,500	Property type	Unit	Suburb	Melbourne
Period-from	01 Jan 2025	to	31 Dec 2025	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
1111/639 LONSDALE STREET MELBOURNE VIC 3000	$535,000	15-Sep-25
4407/38 ROSE LANE MELBOURNE VIC 3000	$530,000	17-Oct-25
207/33 ROSE LANE MELBOURNE VIC 3000	$490,000	06-Oct-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: 05 January 2026

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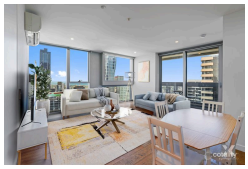


1111/639 LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$535,000** Sold Date **15-Sep-25**

Distance **0.12km**



4407/38 ROSE LANE MELBOURNE VIC 3000

2 2 -

Sold Price **$530,000** Sold Date **17-Oct-25**

Distance **0.13km**



207/33 ROSE LANE MELBOURNE VIC 3000

2 2 1

Sold Price **$490,000** Sold Date **06-Oct-25**

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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