Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale ***Sections 47AF of the Estate Agents Act 1980***

Address Including suburb & postcode	3610/618 Lonsdale Street, Melbourne VIC 3000

Indicative selling price

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

Single price	X	or range between	$590,000	&	$640,000

Median sale price

Median price	$469,000	Property type	Apartment	Suburb	Melbourne
Period - from	01/07/24	to	30/06/25	Source	REIV

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	Sale Date	Size	Bed	Bath	Car
1. 3811/618 Lonsdale St	$575,000	11/08/25	69m2	2	2	1
2. 911/618 Lonsdale St	$560,000	16/07/25	72m2	2	2	1
3. 1207/618 Lonsdale St	$550,000	15/07/25	68m2	2	2	1

This Statement of Information was prepared on: 13/08/25

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1802/618 Lonsdale St	$640,000	19/05/25	84m2	2	2	1
5. 1608/618 Lonsdale St	$626,000	14/03/25	75m2	2	2	1
6. 2907/618 Lonsdale St	$568,000	14/02/25	68m2	2	2	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
Yes – Nearby Construction	N/A	$775-$800pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,625.22	$737.06	$4,896.79	$7,259.07

Size	Year Built	# In Complex	Facilities
74m2	1911, demolished mid 2014 with the heritage facade retained. Residential apartments completed in 2016	477	24/7 concierge, indoor pool, gym & BBQ terrace

Owners Corporation	Chattels
MICM P: 03 9697 8888	All fixed floor coverings, electric light fittings, window furnishings & washing machine as inspected

Building	Sale Method	Terms
Melbourne One Apartments	Deadline Sale - 05/09/25 @ 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.