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	2806/380-386 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	$435,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Melbourne
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
2901/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	$450,000	29-Nov-24
203/135 A'BECKETT STREET MELBOURNE VIC 3000	$435,000	22-Feb-25
908/228 A'BECKETT STREET MELBOURNE VIC 3000	$460,000	15-Feb-25

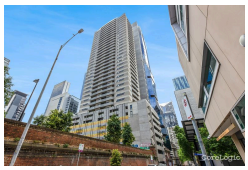
OR

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: 16 May 2025

EDWARD THOMAS
ESTATE AGENTS

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2901/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$450,000** Sold Date **29-Nov-24**

Distance **0km**



203/135 A'BECKETT STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$435,000** Sold Date **22-Feb-25**

Distance **0.29km**



908/228 A'BECKETT STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$460,000** Sold Date **15-Feb-25**

Distance **0.25km**

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

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