

## 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

2305/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$295,000

&

\$305,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

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

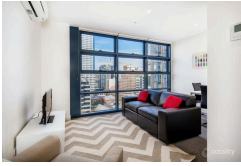
Date of sale

1203/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$295,000	19-Nov-25
1308/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$295,000	20-Feb-26

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: 23 March 2026



**1203/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price

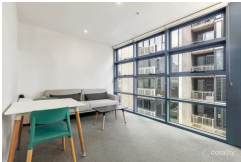
**\$295,000**

Sold Date

**19-Nov-25**

Distance

**0km**



**1308/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price

<sup>RS</sup> **\$295,000**

Sold Date

**20-Feb-26**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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