

## 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

408/408 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

\$200,000

&

\$220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Business

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

219/408 LONSDALE STREET MELBOURNE VIC 3000	\$225,000	18-Sep-25
617/408 LONSDALE STREET MELBOURNE VIC 3000	\$212,000	18-Sep-25
1010/408 LONSDALE STREET MELBOURNE VIC 3000	\$197,000	10-Sep-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 February 2026



**219/408 LONSDALE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$225,000** Sold Date **18-Sep-25**

Distance **0km**

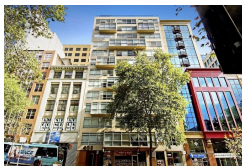


**617/408 LONSDALE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$212,000** Sold Date **18-Sep-25**

Distance **0km**



**1010/408 LONSDALE STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$197,000** Sold Date **10-Sep-25**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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