

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

912/408 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2025

to

31 Aug 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

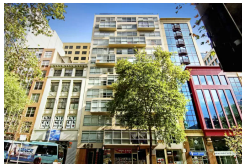
Date of sale

1011/408 LONSDALE STREET MELBOURNE VIC 3000	\$275,000	10-Sep-26
1016/408 LONSDALE STREET MELBOURNE VIC 3000	\$275,000	21-Jul-26
1017/408 LONSDALE STREET MELBOURNE VIC 3000	\$300,000	15-Jun-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: 22 September 2026



**1011/408 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price

RS

\$275,000

Sold Date

10-Sep-26



1



1



-

Distance

0km



**1016/408 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price

\$275,000

Sold Date

21-Jul-26



1



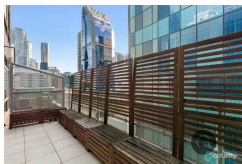
1



-

Distance

0km



**1017/408 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price

\$300,000

Sold Date

15-Jun-26



1



1



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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