

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

1802/38 ROSE LANE 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

1202/38 ROSE LANE MELBOURNE VIC 3000	\$775,000	28-Jan-26
2502/38 ROSE LANE MELBOURNE VIC 3000	\$785,000	18-Nov-25
1807/33 ROSE LANE MELBOURNE VIC 3000	\$788,000	03-Mar-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: 09 April 2026



**1202/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$775,000

Sold Date

28-Jan-26



3



2



1

Distance

0km



**2502/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$785,000

Sold Date

18-Nov-25



3



2



1

Distance

0km



**1807/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

^{RS} **\$788,000** ^{UN}

Sold Date

03-Mar-26



3



2



1

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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