

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

2306/11 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

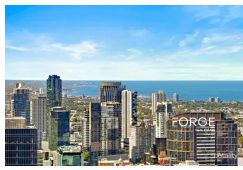
Date of sale

4603/33 ROSE LANE MELBOURNE VIC 3000	\$466,000	11-Mar-26
3110/220 SPENCER STREET MELBOURNE VIC 3000	\$460,000	09-Mar-26
2213/618 LONSDALE STREET MELBOURNE VIC 3000	\$460,000	26-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: 14 July 2026



4603/33 ROSE LANE MELBOURNE VIC 3000 Sold Price **\$466,000** Sold Date **11-Mar-26**

 2  1  -

Distance **0km**



3110/220 SPENCER STREET MELBOURNE VIC 3000 Sold Price **\$460,000** Sold Date **09-Mar-26**

 2  1  -

Distance **0.09km**



2213/618 LONSDALE STREET MELBOURNE VIC 3000 Sold Price Sold Date **26-Jun-26**

 2  1  -

Distance **0.15km**

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

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