

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

2311/33 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

\$520,000

&

\$550,000

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

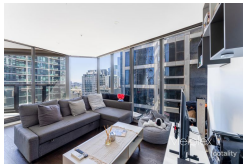
Date of sale

2411/33 ROSE LANE MELBOURNE VIC 3000	\$550,000	03-Apr-25
4311/33 ROSE LANE MELBOURNE VIC 3000	\$511,000	12-Jul-25
3312/33 ROSE LANE MELBOURNE VIC 3000	\$510,000	09-Mar-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: 13 April 2026



**2411/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$550,000** Sold Date **03-Apr-25**

 2  2  1

Distance **0km**



**4311/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$511,000** Sold Date **12-Jul-25**

 2  2  -

Distance **0km**



**3312/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$510,000** Sold Date **09-Mar-25**

 2  2  1

Distance **0km**

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

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