

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

2807/38 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 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

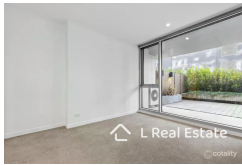
Date of sale

705/38 ROSE LANE MELBOURNE VIC 3000	\$550,000	10-Feb-26
4407/38 ROSE LANE MELBOURNE VIC 3000	\$530,000	17-Oct-25
606/639 LONSDALE STREET MELBOURNE VIC 3000	\$538,000	12-Dec-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: 24 June 2026



**705/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$550,000** Sold Date **10-Feb-26**

 2  2  -

Distance **0km**



**4407/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$530,000** Sold Date **17-Oct-25**

 2  2  -

Distance **0km**



**606/639 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price **\$538,000** Sold Date **12-Dec-25**

 2  2  -

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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