

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

3002/33 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

\$480,000

&

\$510,000

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

518/628 FLINDERS STREET DOCKLANDS VIC 3008	\$490,000	03-Feb-26
4107/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$535,000	14-Jan-26
3610/135 A'BECKETT STREET MELBOURNE VIC 3000	\$490,000	20-Nov-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: 25 April 2026



**518/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price **\$490,000** Sold Date **03-Feb-26**

Distance **0.64km**



**4107/371 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$535,000** Sold Date **14-Jan-26**

Distance **0.77km**



**3610/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$490,000** Sold Date **20-Nov-25**

Distance **0.82km**

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

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