

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

3306/38 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

\$620,000

&

\$650,000

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

906/38 ROSE LANE MELBOURNE VIC 3000	\$590,000	02-Feb-26
2906/38 ROSE LANE MELBOURNE VIC 3000	\$590,000	11-Dec-25
3606/38 ROSE LANE MELBOURNE VIC 3000	\$550,000	27-Jan-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: 29 April 2026



**906/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$590,000

Sold Date

02-Feb-26

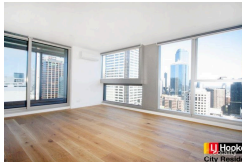
 2

 2

 1

Distance

0km



**2906/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

Sold Date

11-Dec-25

 2

 2

 1

Distance

0km



**3606/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$550,000

Sold Date

27-Jan-26

 2

 2

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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