

## 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

3412/33 ROSE LANE MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$590,000

### 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

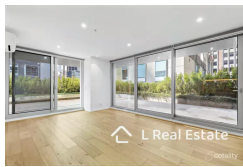
Date of sale

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 705/38 ROSE LANE MELBOURNE VIC 3000         | \$550,000 | 10-Feb-26 |
| 3810/560 LONSDALE STREET MELBOURNE VIC 3000 | \$590,000 | 10-Apr-26 |
| 622/199 WILLIAM STREET MELBOURNE VIC 3000   | \$562,000 | 13-Feb-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: 17 June 2026


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

 2
  2
  -

Sold Price

**\$550,000**

Sold Date

**10-Feb-26**

Distance

**0.08km**

**3810/560 LONSDALE STREET  
MELBOURNE VIC 3000**

 2
  2
  -

Sold Price

**\$590,000**

Sold Date

**10-Apr-26**

Distance

**0.26km**

**622/199 WILLIAM STREET  
MELBOURNE VIC 3000**

 2
  2
  -

Sold Price

**\$562,000**

Sold Date

**13-Feb-26**

Distance

**0.32km**

RS = Recent sale

UN = Undisclosed Sale

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