

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

907/38 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,250

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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
1206/38 ROSE LANE MELBOURNE VIC 3000	\$490,000	17-Jun-25
1307/38 ROSE LANE MELBOURNE VIC 3000	\$480,000	26-Jun-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.~~

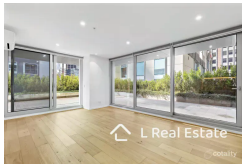
This Statement of Information was prepared on: 25 May 2026



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

Sold Price

\$550,000

Sold Date

10-Feb-26

2

2

-

Distance

0km



**1206/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$490,000

Sold Date

17-Jun-25

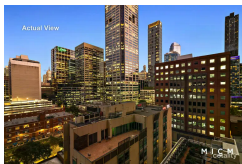
2

2

-

Distance

0km



**1307/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$480,000

Sold Date

26-Jun-25

2

2

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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