

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

1105/33 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

204/11 ROSE LANE MELBOURNE VIC 3000	\$435,000	22-Jun-26
1209/11 ROSE LANE MELBOURNE VIC 3000	\$440,000	09-Feb-26
605/33 ROSE LANE MELBOURNE VIC 3000	\$415,000	09-Mar-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: 08 July 2026



New Aumeca Group

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**204/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

^{RS}

\$435,000

Sold Date

22-Jun-26

2

1

-

Distance

0km



**1209/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$440,000

Sold Date

09-Feb-26

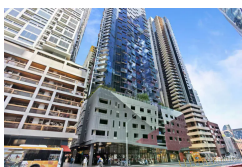
2

1

1

Distance

0km



**605/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$415,000

Sold Date

09-Mar-26

2

1

-

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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