

## 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

1112/7 KATHERINE PLACE MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

House

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 2025

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 408B/11 ROSE LANE MELBOURNE VIC 3000 | \$325,000 | 20-Aug-25 |
| 1004/33 ROSE LANE MELBOURNE VIC 3000 | \$326,000 | 19-Jul-25 |
| 2509/38 ROSE LANE MELBOURNE VIC 3000 | \$345,000 | 03-Jul-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: 23 September 2025

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**408B/11 ROSE LANE MELBOURNE  
VIC 3000**

Sold Price

RS

**\$325,000**Sold Date **20-Aug-25**

1   1   -

Distance **0.59km**
**1004/33 ROSE LANE MELBOURNE  
VIC 3000**

Sold Price

**\$326,000**Sold Date **19-Jul-25**

1   1   -

Distance **0.6km**
**2509/38 ROSE LANE MELBOURNE  
VIC 3000**

Sold Price

**\$345,000**Sold Date **03-Jul-25**

1   1   -

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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