

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

1405/38 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

3608/639 LONSDALE STREET MELBOURNE VIC 3000	\$440,000	17-Jan-25
2026/199 WILLIAM STREET MELBOURNE VIC 3000	\$450,000	18-Feb-25
2025/199 WILLIAM STREET MELBOURNE VIC 3000	\$422,000	03-Feb-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: 16 July 2025



**3608/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$440,000

Sold Date

17-Jan-25

Distance

0.08km



**2026/199 WILLIAM STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

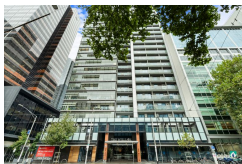
\$450,000

Sold Date

18-Feb-25

Distance

0.25km



**2025/199 WILLIAM STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$422,000

Sold Date

03-Feb-25

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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