

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

1609/11 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

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

608/639 LONSDALE STREET MELBOURNE VIC 3000	\$420,000	01-Aug-24
609/639 LONSDALE STREET MELBOURNE VIC 3000	\$415,000	20-Dec-24
2208/639 LONSDALE STREET MELBOURNE VIC 3000	\$405,000	23-Apr-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 June 2025



**608/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$420,000** Sold Date **01-Aug-24**

Distance **0km**

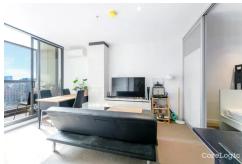


**609/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$415,000** Sold Date **20-Dec-24**

Distance **0km**



**2208/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$405,000** Sold Date **23-Apr-25**

Distance **0km**



**305/11 ROSE LANE MELBOURNE
VIC 3000**

2 1 -

Sold Price **\$420,000** Sold Date **07-Feb-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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