

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

2001B/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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

1304/38 ROSE LANE MELBOURNE VIC 3000	\$422,000	21-Aug-25
1405/38 ROSE LANE MELBOURNE VIC 3000	\$420,000	08-Oct-25
805/11 ROSE LANE MELBOURNE VIC 3000	\$458,000	05-Sep-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: 10 November 2025



**1304/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$422,000

Sold Date

21-Aug-25

 2

 1

 -

Distance

0.07km



**1405/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

^{RS} **\$420,000**

Sold Date

08-Oct-25

 2

 1

 -

Distance

0.07km



**805/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

^{RS} **\$458,000**

Sold Date

05-Sep-25

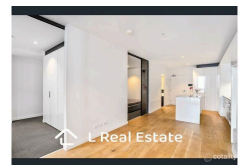
 2

 1

 -

Distance

0.08km



**3205/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$405,000

Sold Date

30-Aug-25

 2

 1

 -

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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