

# 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

2009b/11 ROSE LANE MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

2909/33 ROSE LANE MELBOURNE VIC 3000	\$505,000	02-Mar-25
2402/200 SPENCER STREET MELBOURNE VIC 3000	\$500,000	25-Jul-25
3412/618 LONSDALE STREET MELBOURNE VIC 3000	\$535,000	01-Aug-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: 13 August 2025



**2909/33 ROSE LANE MELBOURNE VIC 3000** Sold Price **\$505,000** Sold Date **02-Mar-25**

2 1 1

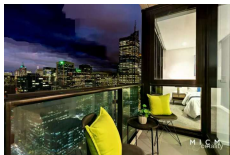
Distance **0km**



**2402/200 SPENCER STREET MELBOURNE VIC 3000** Sold Price **\$500,000** Sold Date **25-Jul-25**

2 1 1

Distance **0.1km**



**3412/618 LONSDALE STREET MELBOURNE VIC 3000** Sold Price <sup>RS</sup> **\$535,000** Sold Date **01-Aug-25**

2 1 1

Distance **0.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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