

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

2308/33 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

\$500,000

&

\$550,000

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: 18 August 2025

Joanna Zhou

P 0398998989

M 0426186737

E joanna.zhou@eighthquarter.com.au



**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

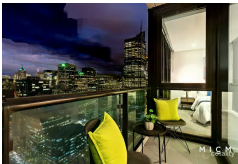
25-Jul-25

2

1

1

Distance

0.1km

**3412/618 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price

^{RS}**\$535,000**

Sold Date

01-Aug-25

2

1

1

Distance

0.13km**RS** = Recent sale**UN** = Undisclosed Sale

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