

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

3305/38 Rose Lane, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$

or range between \$

430,000

and \$

470,000

MEDIAN SALE PRICE

Median price \$

454,000

Period from

1/04/2026

to

30/06/2026

Property type

Unit

Suburb

Melbourne

Source

PropTrack

COMPARABLE PROPERTY SALES

☒ A - Three properties sold within 2 km in the last 6 months are considered most comparable.

☐ B - The agent reasonably believes fewer than three comparable properties sold within 2 km in the last 6 months.

No.	Address of comparable property	Price	Sale date	Bed	Bath	Car
1	4103/33 Rose Lane, Melbourne, VIC 3000	\$470,000	27/03/2026	2	1	0
2	2706/11 Rose Lane, Melbourne, VIC 3000	\$465,500	29/06/2026	2	1	0
3	2505/639 Lonsdale Street, Melbourne, VIC 3000	\$450,000	21/04/2026	2	1	0

This Statement of Information was prepared on:

29/07/2026

ADDITIONAL PROPERTY INFORMATION

Re-define Real Estate provides the following information as a general guide for prospective purchasers.

Beds

2

Baths

1

Cars

0

Year built

2017

Property type

Apartment

Furnishing

☐ Furnished

☒ Unfurnished

APPROXIMATE AREAS (M2)

Land

Internal

51sqm

External

3sqm

Total

54sqm

RENTAL AND LEASE

Rent / rental estimate (\$ per week)

650

☐ Actual

☒ Estimated

Expected gross return

5.41

%

☐ Vacant

☒ Periodic

Fixed term lease expiry

☐ Fixed term

Other lease details

APPROXIMATE OUTGOINGS PER ANNUM

Council rates \$

1136.97

Water rates \$

737.02

Owners corporation \$

6605.94

Total \$

8479.93

OWNERS CORPORATION DETAILS (IF APPLICABLE)

Network Pacific Strata Management Pty Ltd
T: +61 3 9816 4722
Email: info@networkpacific.com.au

OTHER FEATURES / FACILITIES / INCLUSIONS

Pool, Spa, Steam Room, Gym, Outdoor Garden Terrace; Lounge and Dining facilities

SALE METHOD AND IDEAL TERMS

Sale method

Private sale

Ideal deposit

10%

Ideal settlement

60 days

Other ideal terms

Sales agent

Philip Middlemiss

Mobile

0402 840 674

Email address

sales@re-define.com.au

Additional information is provided as a general guide only. Measurements, areas, outgoings, rental estimates, returns, lease details, owners corporation information, building details and other particulars are approximate, may change and are not guaranteed. Prospective purchasers must inspect the property, review the contract of sale and section 32 statement, independently verify all information and obtain their own legal, financial and other professional advice. Expected returns are estimates only and are not a guarantee of future performance.