

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

3308/38 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

\$430,000

&

\$450,000

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

| | | |
|--|-----------|-----------|
| 3812/22-24 JANE BELL LANE MELBOURNE VIC 3000 | \$445,000 | 18-Jun-25 |
| 902/33 ROSE LANE MELBOURNE VIC 3000 | \$450,000 | 15-Apr-25 |
| 2308/38 ROSE LANE MELBOURNE VIC 3000 | \$450,000 | 12-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: 12 August 2025



**3812/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$445,000** Sold Date **18-Jun-25**

Distance **1.12km**



**902/33 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price **\$450,000** Sold Date **15-Apr-25**

Distance **0.08km**



**2308/38 ROSE LANE MELBOURNE
VIC 3000**

2 1 -

Sold Price Sold Date **12-Apr-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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