

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

3708/38 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

\$525,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 2026

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

5002/33 ROSE LANE MELBOURNE VIC 3000	\$525,000	08-Jan-26
2202/200 SPENCER STREET MELBOURNE VIC 3000	\$550,000	17-Apr-26
1114/87 FRANKLIN STREET MELBOURNE VIC 3000	\$565,000	06-Mar-26

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: 16 June 2026

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**5002/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$525,000

Sold Date

08-Jan-26
 2

 1

 1

Distance

0.08km

**2202/200 SPENCER STREET
MELBOURNE VIC 3000**

Sold Price

\$550,000

Sold Date

17-Apr-26
 2

 1

 1

Distance

0.16km

**1114/87 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price

\$565,000

Sold Date

06-Mar-26
 2

 1

 1

Distance

1.01km
RS = Recent sale

UN = Undisclosed Sale

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