

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

3902/33 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

4503/33 ROSE LANE MELBOURNE VIC 3000	\$465,000	21-Aug-25
1803/33 ROSE LANE MELBOURNE VIC 3000	\$460,000	19-Feb-25
2706/11 ROSE LANE MELBOURNE VIC 3000	\$465,500	29-Jun-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: 21 July 2026

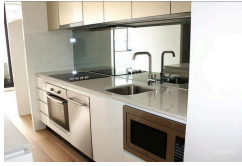
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**4503/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$465,000

Sold Date

21-Aug-25

2

1

1

Distance

0km



**1803/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$460,000

Sold Date

19-Feb-25

2

1

1

Distance

0km



**2706/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

^{RS} **\$465,500**

Sold Date

29-Jun-26

2

1

-

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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