

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

601/11 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

305/11 ROSE LANE MELBOURNE VIC 3000	\$420,000	07-Feb-25
2607/11 ROSE LANE MELBOURNE VIC 3000	\$397,000	15-Feb-25
101/11 ROSE LANE MELBOURNE VIC 3000	\$370,000	15-Nov-24

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: 28 April 2025



**305/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$420,000** Sold Date **07-Feb-25**

2 1 -

Distance **0km**

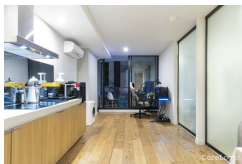


**2607/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$397,000** Sold Date **15-Feb-25**

2 1 -

Distance **0km**



**101/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$370,000** Sold Date **15-Nov-24**

2 1 -

Distance **0km**

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

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