

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$445,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

902/33 ROSE LANE MELBOURNE VIC 3000	\$450,000	15-Apr-25
2308/38 ROSE LANE MELBOURNE VIC 3000	\$450,000	12-Apr-25
3804/38 ROSE LANE MELBOURNE VIC 3000	\$450,000	12-Feb-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: 16 July 2025



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

Sold Price

**\$450,000**

Sold Date

**15-Apr-25**

2

1

1

Distance

**0.08km**



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

Sold Price

Sold Date

**12-Apr-25**

2

1

-

Distance

**0km**



**3804/38 ROSE LANE MELBOURNE  
VIC 3000**

Sold Price

Sold Date

**12-Feb-25**

2

1

1

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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