

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

\$400,000

&

\$440,000

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

2704/38 ROSE LANE MELBOURNE VIC 3000	\$432,500	27-Jun-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: 20 August 2025



**2704/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$432,500

Sold Date

27-Jun-25

2

1

-

Distance

0km



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

Sold Price

\$450,000

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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