

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

5004/33 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

1004/33 ROSE LANE MELBOURNE VIC 3000	\$326,000	19-Jul-25
1104/33 ROSE LANE MELBOURNE VIC 3000	\$321,000	16-Jun-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: 02 October 2025



**1004/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$326,000

Sold Date

19-Jul-25

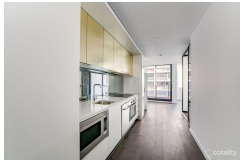
1

1

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Distance

0km



**1104/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$321,000

Sold Date

16-Jun-25

1

1

-

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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