

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

4013/33 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

2308/33 ROSE LANE MELBOURNE VIC 3000	495000	23-Feb-26
1903/33 ROSE LANE MELBOURNE VIC 3000	498000	13-Feb-26
3105/618 LONSDALE STREET MELBOURNE VIC 3000	520000	26-Feb-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: 15 March 2026


**2308/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

^{RS}
495000

Sold Date

23-Feb-26
 2
  1
  1

Distance

-


**1903/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

^{RS}
498000
^{UN}

Sold Date

13-Feb-26
 2
  1
  1

Distance

-


**3105/618 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price

^{RS}
520000

Sold Date

26-Feb-26
 2
  1
  1

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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