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	903/11 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	$350,000	~~or range between~~		&

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
4704/33 ROSE LANE MELBOURNE VIC 3000	$347,000	14-Nov-24
1209/220 SPENCER STREET MELBOURNE VIC 3000	$350,000	05-May-25
1803/38 ROSE LANE MELBOURNE VIC 3000	$345,000	08-Oct-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: 18 August 2025

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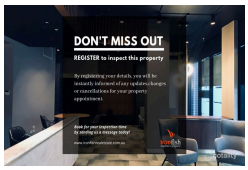

4704/33 ROSE LANE MELBOURNE VIC 3000

1 1 -

Sold Price **$347,000** Sold Date **14-Nov-24**

Distance **0km**



1209/220 SPENCER STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$350,000** Sold Date **05-May-25**

Distance **0km**



1803/38 ROSE LANE MELBOURNE VIC 3000

1 1 1

Sold Price **$345,000** Sold Date **08-Oct-24**

Distance **0.08km**

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

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