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	3609/33 Rose Lane, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$495,000.00	&	$520,000.00

Median sale price

Median price	$514,500.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	Apr 2025	to	Apr 2026	Source	Property Data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
710/83 Flemington Rd NORTH MELBOURNE 3051	$500,000.00	13/04/2026
2308/33 Rose La MELBOURNE 3000	$495,000.00	23/02/2026
4005/38 Rose La MELBOURNE 3000	$520,000.00	5/02/2026

This Statement of Information was prepared on: Tuesday 14th April 2026