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	1507/11 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	$430,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$409,444	Property type	Unit	Suburb	Melbourne
Period-from	01 Jan 2025	to	31 Dec 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
2009/11 ROSE LANE MELBOURNE VIC 3000	$400,000	08-Oct-25
1003/33 ROSE LANE MELBOURNE VIC 3000	$432,500	09-Sep-25
2102/11 ROSE LANE MELBOURNE VIC 3000	$420,000	27-Jul-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: 09 January 2026

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2009/11 ROSE LANE MELBOURNE VIC 3000

2 1 1

Sold Price **$400,000** Sold Date **08-Oct-25**

Distance **0km**

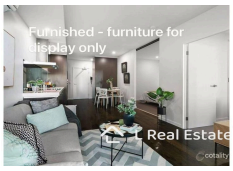


1003/33 ROSE LANE MELBOURNE VIC 3000

2 1 -

Sold Price **$432,500** Sold Date **09-Sep-25**

Distance **0km**



2102/11 ROSE LANE MELBOURNE VIC 3000

2 1 1

Sold Price **$420,000** Sold Date **27-Jul-25**

Distance **0km**

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

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