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	907/38 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	$455,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$415,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Aug 2025	to	31 Jul 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
2207/8 SUTHERLAND STREET MELBOURNE VIC 3000	$450,000	24-May-26
3201/61 CITY ROAD SOUTHBANK VIC 3006	$460,000	13-Mar-26
2101/8 EXPLORATION LANE MELBOURNE VIC 3000	$455,000	11-May-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: 12 August 2026

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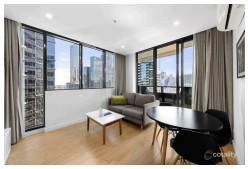


2207/8 SUTHERLAND STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$450,000** Sold Date **24-May-26**

Distance **0.72km**

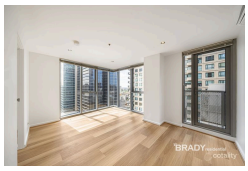


3201/61 CITY ROAD SOUTHBANK VIC 3006

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Sold Price **$460,000** Sold Date **13-Mar-26**

Distance **1.3km**



2101/8 EXPLORATION LANE MELBOURNE VIC 3000

2 2 -

Sold Price **$455,000** Sold Date **11-May-26**

Distance **1.41km**

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

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