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	2101/33 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~~		or range between	$325,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$415,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jun 2025	to	31 May 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
304/33 ROSE LANE MELBOURNE VIC 3000	$350,000	11-Apr-26
4501/33 ROSE LANE MELBOURNE VIC 3000	$340,000	18-Apr-26
1906/33 ROSE LANE MELBOURNE VIC 3000	$331,100	23-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: 19 June 2026

CONSUMER AFFAIRS VICTORIA

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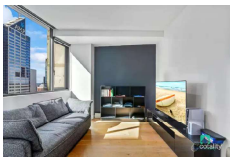


304/33 ROSE LANE MELBOURNE VIC 3000

1 1 -

Sold Price **$350,000** Sold Date **11-Apr-26**

Distance **0km**



4501/33 ROSE LANE MELBOURNE VIC 3000

1 1 -

Sold Price **$340,000** Sold Date **18-Apr-26**

Distance **0km**



1906/33 ROSE LANE MELBOURNE VIC 3000

1 1 -

Sold Price **$331,100** Sold Date **23-Feb-26**

Distance **0km**

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

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