Statement of Information

# Single residential property located in the Melbourne metropolitan area

MICM

**Section 47AF of the *Estate Agents Act 1980***

## Property offered for sale

Address Including suburb and postcode: 2505/11 Rose Lane, Melbourne, 3000

## Indicative selling price

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

Single price: | or range between: $480,000.00 | & $520,000.00

## Median sale price

Median price: $470,000.00 | Property type: Unit/Apartment | Suburb: MELBOURNE

Period - From: Jul 2025 | to: Sep 2025 | Source: REIV

## 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 |
|---|---|---|
| 4909/442 Elizabeth St MELBOURNE 3000 | $520,000.00 | 27/10/2025 |
| 2207/620 Collins St MELBOURNE 3000 | $500,000.00 | 2/10/2025 |
| 808/677 La Trobe St DOCKLANDS 3008 | $520,000.00 | 21/07/2025 |

This Statement of Information was prepared on: Tuesday 02nd December 2025