

## 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 3506/33 Rose Lane, Melbourne, VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$330,000

&

\$350,000

### Median sale price

Median price

\$460,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/06/2025

to

31/05/2026

Source

REA

### Comparable property sales

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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
1910/8 DOWNIE STREET, MELBOURNE VIC 3000	\$358,000	17/05/2026
103/24 COBDEN STREET, NORTH MELBOURNE VIC 3051	\$333,000	07/04/2026
1007/283 CITY ROAD, SOUTHBANK VIC 3006	\$335,000	28/05/2026

This Statement of Information was prepared on: 15/06/2026