

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

1903/33 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

\$500,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

| | | |
|---|-----------|-----------|
| 2402/200 SPENCER STREET MELBOURNE VIC 3000 | \$500,000 | 25-Jul-25 |
| 1802/200 SPENCER STREET MELBOURNE VIC 3000 | \$515,000 | 30-Sep-25 |
| 1410/639 LONSDALE STREET MELBOURNE VIC 3000 | \$530,000 | 16-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: 10 December 2025



**2402/200 SPENCER STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$500,000** Sold Date **25-Jul-25**

Distance **0.1km**

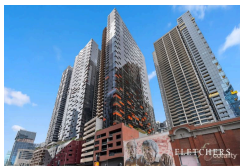


**1802/200 SPENCER STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$515,000** Sold Date **30-Sep-25**

Distance **0.1km**



**1410/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$530,000** Sold Date **16-Jul-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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