

## 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

1004/33 ROSE LANE MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

1312/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$420,000	21-Jan-25
1102/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$440,000	04-Jun-25
16P/200 SPENCER STREET MELBOURNE VIC 3000	\$465,000	21-Jan-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: 28 June 2025



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**1312/601 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

1 1 1

Sold Price **\$420,000** Sold Date **21-Jan-25**

Distance **0.18km**

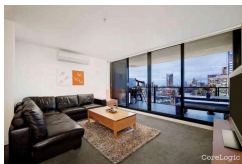


**1102/601 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

1 1 1

Sold Price <sup>RS</sup> **\$440,000** Sold Date **04-Jun-25**

Distance **0.18km**



**16P/200 SPENCER STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$465,000** Sold Date **21-Jan-25**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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