

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

605/33 Rose Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb Melbourne

Period - From 12/02/2025

to

11/02/2026

Source Property Data

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 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
1	1005/33 Mackenzie St MELBOURNE 3000	\$425,000	05/02/2026
2	2306/7 Katherine PI MELBOURNE 3000	\$430,000	19/10/2025
3	806/380 Little Lonsdale St MELBOURNE 3000	\$450,000	22/09/2025

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 six months.~~

This Statement of Information was prepared on:

12/02/2026 09:43



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
12/02/2025 - 11/02/2026: \$520,000

Comparable Properties



1005/33 Mackenzie St MELBOURNE 3000 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 05/02/2026
Property Type: Apartment

2306/7 Katherine Pl MELBOURNE 3000 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 19/10/2025
Property Type: Flat/Unit/Apartment (Res)



806/380 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 22/09/2025
Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800