

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

5208/33 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

\$460,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

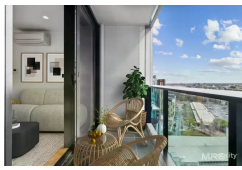
Date of sale

2410/135 A'BECKETT STREET MELBOURNE VIC 3000	475000	02-Jun-25
2707/31 A'BECKETT STREET MELBOURNE VIC 3000	470000	05-Aug-25
1510/135 A'BECKETT STREET MELBOURNE VIC 3000	475000	02-Jun-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: 20 November 2025



**2410/135 A'BECKETT STREET
MELBOURNE VIC 3000**

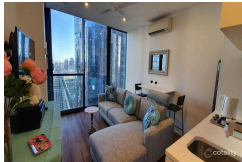
 2  1  -

Sold Price

475000

Sold Date **02-Jun-25**

Distance **0.82km**



**2707/31 A'BECKETT STREET
MELBOURNE VIC 3000**

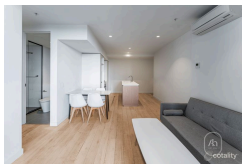
 2  1  1

Sold Price

470000

Sold Date **05-Aug-25**

Distance **1.07km**



**1510/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

475000

Sold Date **02-Jun-25**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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