

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

4113/33 Rose Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$399,000 & \$430,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 | 4603/33 Rose La MELBOURNE 3000 | \$466,000 | 16/03/2026 |
| 2 | 5208/33 Rose La MELBOURNE 3000 | \$435,000 | 05/03/2026 |
| 3 | 4313/33 Rose La MELBOURNE 3000 | \$390,000 | 13/01/2026 |

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:

05/06/2026 10:23

4113/33 Rose Lane, Melbourne Vic 3000



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$399,000 - \$430,000
Median Unit Price
Year ending March 2026: \$485,000

Comparable Properties



4603/33 Rose La MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

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Price: \$466,000
Method: Private Sale
Date: 16/03/2026
Property Type: Apartment



5208/33 Rose La MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

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Price: \$435,000
Method: Private Sale
Date: 05/03/2026
Property Type: Apartment



4313/33 Rose La MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

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Price: \$390,000
Method: Private Sale
Date: 13/01/2026
Property Type: Apartment

Account - Heavyside



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