

# 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

4606/38 Rose Lane, Melbourne, Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$630,000

&

\$650,000

### Median sale price

Median price

\$462,500

Property type

Unit

Suburb

Melbourne

Period - From

01/01/2026

to

31/03/2026

Source



### 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
1403/618 Lonsdale Street, Melbourne, VIC 3000	\$635,000	12/12/2025
1703/618 Lonsdale Street, Melbourne, VIC 3000	\$630,000	21/11/2025
3412/639 Lonsdale Street, Melbourne, VIC 3000	\$640,000	31/03/2026

**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: 23/04/2026