

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

1103A/8 FRANKLIN STREET 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

2307A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$540,000	20-Jun-25
1507/160 VICTORIA STREET CARLTON VIC 3053	\$538,800	04-Mar-25
4111/500 ELIZABETH STREET MELBOURNE VIC 3000	\$540,000	16-Mar-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: 19 August 2025

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2307A/8 FRANKLIN STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$540,000 Sold Date 20-Jun-25

Distance 0km

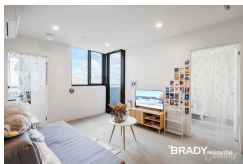


1507/160 VICTORIA STREET
CARLTON VIC 3053

2 2 1

Sold Price \$538,800 Sold Date 04-Mar-25

Distance 0.13km



4111/500 ELIZABETH STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$540,000 Sold Date 16-Mar-25

Distance 0.15km

RS = Recent sale UN = Undisclosed Sale

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