

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

1114/87 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

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

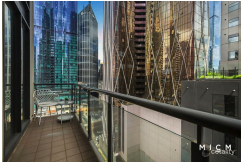
1308/87 FRANKLIN STREET MELBOURNE VIC 3000	\$575,000	26-Nov-25
1703/87 FRANKLIN STREET MELBOURNE VIC 3000	\$608,888	22-Aug-25
1909/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$550,000	06-Nov-25

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: 06 February 2026

Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



**1308/87 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price **\$575,000** Sold Date **26-Nov-25**

2 1 1

Distance **0km**

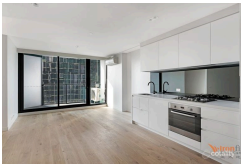


**1703/87 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price **\$608,888** Sold Date **22-Aug-25**

2 1 1

Distance **0km**



**1909/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

Sold Price **\$550,000** Sold Date **06-Nov-25**

2 1 1

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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