

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

1604/155 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)

	or range between	\$400,000	&	\$450,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$400,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Sep 2024	to	31 Aug 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
2409/135 A'BECKETT STREET MELBOURNE VIC 3000	\$443,000	28-Jun-25
3605/318 RUSSELL STREET MELBOURNE VIC 3000	\$430,000	16-Jun-25
1102/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$440,000	31-May-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: 25 September 2025

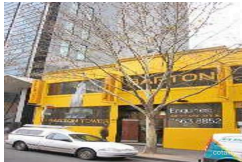


**2409/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$443,000** Sold Date **28-Jun-25**

Distance **0.1km**

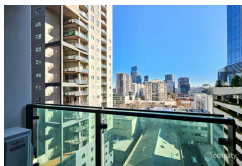


**3605/318 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$430,000** Sold Date **16-Jun-25**

Distance **0.64km**



**1102/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 1

Sold Price **\$440,000** Sold Date **31-May-25**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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