

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)

Single Price

or range
between

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

3212/120 A'BECKETT STREET MELBOURNE VIC 3000	\$394,999	16-May-26
418/112 A'BECKETT STREET MELBOURNE VIC 3000	\$400,000	12-May-26
3501/135 A'BECKETT STREET MELBOURNE VIC 3000	\$395,000	10-Jun-26

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: 23 July 2026



3212/120 A'BECKETT STREET MELBOURNE VIC 3000

1 1 1

Sold Price

\$394,999

Sold Date **16-May-26**

Distance

0km



418/112 A'BECKETT STREET MELBOURNE VIC 3000

1 1 1

Sold Price

\$400,000

Sold Date **12-May-26**

Distance

0.04km



3501/135 A'BECKETT STREET MELBOURNE VIC 3000

1 1 1

Sold Price

^{RS} **\$395,000**

Sold Date **10-Jun-26**

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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