

## 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

1709/155 FRANKLIN STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Units

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

|                                               |        |           |
|-----------------------------------------------|--------|-----------|
| 4608/318 RUSSELL STREET MELBOURNE VIC 3000    | 640000 | 30-Jul-25 |
| 3607/483 SWANSTON STREET MELBOURNE VIC 3000   | 590000 | 30-May-25 |
| 519/422-428 COLLINS STREET MELBOURNE VIC 3000 | 580000 | 08-Apr-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: 09 September 2025

Rita Lin  
P 0396631127  
M 0410603667  
E rita@melcorp.com.au

|                                                                                                                                                                                                                                                             |                                                          |               |               |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|---------------|---------------|-----------|------------------|
|                                                                                                                                                                            | <b>4608/318 RUSSELL STREET<br/>MELBOURNE VIC 3000</b>    | Sold Price    | <b>640000</b> | Sold Date | <b>30-Jul-25</b> |
|  2  1  - | Distance                                                 | <b>0.64km</b> |               |           |                  |
|                                                                                                                                                                            | <b>3607/483 SWANSTON STREET<br/>MELBOURNE VIC 3000</b>   | Sold Price    | <b>590000</b> | Sold Date | <b>30-May-25</b> |
|  2  1  1 | Distance                                                 | <b>0.3km</b>  |               |           |                  |
|                                                                                                                                                                            | <b>519/422-428 COLLINS STREET<br/>MELBOURNE VIC 3000</b> | Sold Price    | <b>580000</b> | Sold Date | <b>08-Apr-25</b> |
|  2  1  - | Distance                                                 | <b>0.86km</b> |               |           |                  |

RS = Recent sale      UN = Undisclosed Sale

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