## 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	20/79-81 Franklin Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

	Range between	\$695,000	&	\$740,000
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### Median sale price

Median price	\$488,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	6/5 Bedford St NORTH MELBOURNE 3051	\$710,000	04/06/2025
2	132/33 La Trobe St MELBOURNE 3000	\$708,000	23/05/2025
3	4/467 King St WEST MELBOURNE 3003	\$717,100	31/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/07/2025 10:15





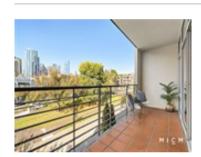




Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$695,000 - \$740,000 **Median Unit Price** June quarter 2025: \$488,000

# Comparable Properties



6/5 Bedford St NORTH MELBOURNE 3051 (REI)





**Agent Comments** 

Price: \$710,000 Method: Private Sale Date: 04/06/2025

Property Type: Apartment



132/33 La Trobe St MELBOURNE 3000 (REI/VG)





Agent Comments

Price: \$708,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: Apartment



4/467 King St WEST MELBOURNE 3003 (REI/VG)

Price: \$717,100 Method: Private Sale

Date: 31/03/2025 Property Type: Apartment Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



