

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

2004A/8 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

3202/500 ELIZABETH STREET MELBOURNE VIC 3000	\$500,000	11-Oct-25
4909/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$520,000	27-Oct-25
1603/8 EXPLORATION LANE MELBOURNE VIC 3000	\$498,000	06-Sep-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: 16 December 2025

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3202/500 ELIZABETH STREET
MELBOURNE VIC 3000

2 1 1

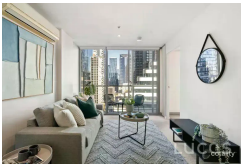
Sold Price \$500,000 Sold Date 11-Oct-25
Distance 0.15km



4909/442-450 ELIZABETH STREET
MELBOURNE VIC 3000

2 1 1

Sold Price \$520,000 Sold Date 27-Oct-25
Distance 0.16km



1603/8 EXPLORATION LANE
MELBOURNE VIC 3000

2 1 1

Sold Price \$498,000 Sold Date 06-Sep-25
Distance 0.59km

RS = Recent sale UN = Undisclosed Sale

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