

## 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

205/263 FRANKLIN STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

601/8 SUTHERLAND STREET MELBOURNE VIC 3000	400000	06-Feb-25
2807/568-580 COLLINS STREET MELBOURNE VIC 3000	415000	10-Dec-24
2303/5 SUTHERLAND STREET MELBOURNE VIC 3000	465000	30-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: 08 June 2025



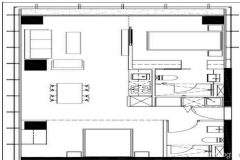
## 601/8 SUTHERLAND STREET MELBOURNE VIC 3000

2 2 -

Sold Price

**400000** Sold Date **06-Feb-25**

Distance **0.42km**



## 2807/568-580 COLLINS STREET MELBOURNE VIC 3000

2 2 -

Sold Price

**415000** Sold Date **10-Dec-24**

Distance **0.97km**



## 2303/5 SUTHERLAND STREET MELBOURNE VIC 3000

2 2 -

Sold Price

<sup>RS</sup> **465000** <sup>UN</sup> Sold Date **30-May-25**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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