

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

2307A/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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 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

4111/500 ELIZABETH STREET MELBOURNE VIC 3000

\$540,000

16-Mar-25

1507/160 VICTORIA STREET CARLTON VIC 3053

\$538,800

04-Mar-25

3403/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

\$550,000

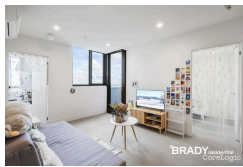
04-Mar-25

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: 14 May 2025

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**4111/500 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

^{RS} **\$540,000**

Sold Date

16-Mar-25

Distance

0.15km



**1507/160 VICTORIA STREET
CARLTON VIC 3053**

2 2 -

Sold Price

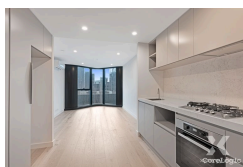
^{RS} **\$538,800**

Sold Date

04-Mar-25

Distance

0.13km



**3403/371 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 2 -

Sold Price

\$550,000

Sold Date

04-Mar-25

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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