

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

2607B/155 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

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

2511/155 FRANKLIN STREET MELBOURNE VIC 3000	\$423,000	02-Oct-25
2607A/155 FRANKLIN STREET MELBOURNE VIC 3000	\$450,000	29-Nov-25
4703/81 A'BECKETT STREET MELBOURNE VIC 3000	\$478,000	04-Dec-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 February 2026

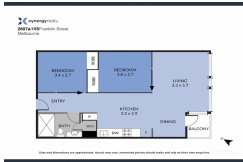


**2511/155 FRANKLIN STREET
 MELBOURNE VIC 3000**

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Sold Price **\$423,000** Sold Date **02-Oct-25**

Distance **0km**

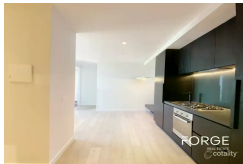


**2607A/155 FRANKLIN STREET
 MELBOURNE VIC 3000**

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Sold Price **\$450,000** Sold Date **29-Nov-25**

Distance **0km**



**4703/81 A'BECKETT STREET
 MELBOURNE VIC 3000**

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Sold Price **\$478,000** Sold Date **04-Dec-25**

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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