

## 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

301/118 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

\$430,000

&

\$470,000

### 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

1713/25 TERRY STREET MELBOURNE VIC 3000	\$425,000	13-Feb-25
3211/80 A'BECKETT STREET MELBOURNE VIC 3000	\$458,000	02-Feb-25
4509/135 A'BECKETT STREET MELBOURNE VIC 3000	\$496,000	30-Jan-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: 22 May 2025



**1713/25 TERRY STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$425,000** Sold Date **13-Feb-25**

Distance **0.22km**



**3211/80 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$458,000** Sold Date **02-Feb-25**

Distance **0.21km**



**4509/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$496,000** Sold Date **30-Jan-25**

Distance **0.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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