

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

312/253 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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 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

810/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$230,000	18-Mar-25
907/181 A'BECKETT STREET MELBOURNE VIC 3000	\$227,500	05-Feb-25
2110/181 A'BECKETT STREET MELBOURNE VIC 3000	\$240,000	17-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: 28 March 2025



**810/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$230,000** ^{UN} Sold Date **18-Mar-25**

Distance **0km**



**907/181 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$227,500** Sold Date **05-Feb-25**

Distance **0.15km**



**2110/181 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$240,000** Sold Date **17-Jan-25**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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