

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

3306a/8 Franklin Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$460,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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 six 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
1	2411/155 Franklin St MELBOURNE 3000	\$445,000	15/08/2025
2	2701/442 Elizabeth St MELBOURNE 3000	\$448,000	05/08/2025
3	2005/483 Swanston St MELBOURNE 3000	\$459,000	23/07/2025

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 six months.~~

This Statement of Information was prepared on:

22/10/2025 10:28



Jake Hu
0488 028 978
jake@melbournerealestate.com.au



2 1 0

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median Unit Price
September quarter 2025: \$470,000

Comparable Properties

2411/155 Franklin St MELBOURNE 3000 (VG) Agent Comments

2 - -

Price: \$445,000
Method: Sale
Date: 15/08/2025
Property Type: Flat/Unit/Apartment (Res)



2701/442 Elizabeth St MELBOURNE 3000 (REI/VG) Agent Comments

2 1 -

Price: \$448,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment



2005/483 Swanston St MELBOURNE 3000 (VG) Agent Comments

2 - -

Price: \$459,000
Method: Sale
Date: 23/07/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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