

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	410/253 Franklin Street, Melbourne, VIC 3000
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range	\$250,000	&	\$260,000
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Median sale price

Median price	\$484,000	Property Type	Apartment	Suburb	Melbourne (3000)
Period - From	29/07/2024	to	29/07/2025	Source	www.propertydata.com.au

Comparable property sales

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
508/53 BATMAN STREET, WEST MELBOURNE VIC 3003	\$257,800	10/06/2025
633/572 ST KILDA ROAD, MELBOURNE VIC 3004	\$252,500	15/07/2025
L2 208/182 COLLINS STREET, MELBOURNE VIC 3000	\$272,000	29/07/2025

This Statement of Information was prepared on: 29/07/2025