

## 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

705/263 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

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

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

1610/25 TERRY STREET MELBOURNE VIC 3000	\$390,000	03-Jul-25
2908A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$389,000	22-Mar-25
2407/80 A'BECKETT STREET MELBOURNE VIC 3000	\$380,000	02-Apr-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: 31 July 2025



**1610/25 TERRY STREET  
MELBOURNE VIC 3000**

2 1

Sold Price

<sup>RS</sup>

**\$390,000**

Sold Date

**03-Jul-25**

Distance

**0.48km**



**2908A/8 FRANKLIN STREET  
MELBOURNE VIC 3000**

2 1

Sold Price

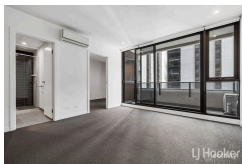
**\$389,000**

Sold Date

**22-Mar-25**

Distance

**0.55km**



**2407/80 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1

Sold Price

**\$380,000**

Sold Date

**02-Apr-25**

Distance

**0.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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