

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 8/640 Elizabeth Street, Melbourne, 3000

**Indicative selling price**

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

Single price  or range between  &

**Median sale price**

Median price  Property type  Suburb   
 Period  -  to  Source

**Comparable property sales**

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
506/87 Franklin St MELBOURNE 3000	\$420,000.00	21/11/2025
512/87 Franklin St MELBOURNE 3000	\$399,000.00	25/09/2025
109A/640 Swanston St CARLTON 3053	\$405,000.00	24/08/2025

This Statement of Information was prepared on: