

## 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

2607B/155 FRANKLIN STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$413,250

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 2026

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

506/119 ABECKETT STREET MELBOURNE VIC 3000	\$430,000	23-Feb-26
2311/80 A'BECKETT STREET MELBOURNE VIC 3000	\$410,000	20-Jan-26
2506/80 A'BECKETT STREET MELBOURNE VIC 3000	\$425,000	28-Jan-26

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: 01 June 2026

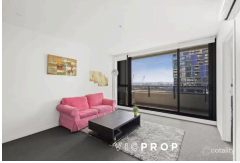


**506/119 ABECKETT STREET  
 MELBOURNE VIC 3000**

2 1 -

Sold Price **\$430,000** Sold Date **23-Feb-26**

Distance **0.09km**

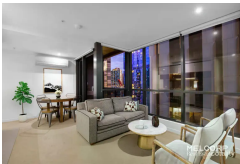


**2311/80 A'BECKETT STREET  
 MELBOURNE VIC 3000**

2 1 -

Sold Price **\$410,000** Sold Date **20-Jan-26**

Distance **0.14km**



**2506/80 A'BECKETT STREET  
 MELBOURNE VIC 3000**

2 1 1

Sold Price **\$425,000** Sold Date **28-Jan-26**

Distance **0.14km**

RS = Recent sale      UN = Undisclosed Sale

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