

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

1010A/8 FRANKLIN STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

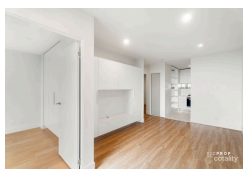
Date of sale

3202/500 ELIZABETH STREET MELBOURNE VIC 3000	\$500,000	11-Oct-25
1903/228 LA TROBE STREET MELBOURNE VIC 3000	\$507,000	20-Nov-25
403/67 BOUVERIE STREET CARLTON VIC 3053	\$496,000	10-Dec-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: 29 January 2026



**3202/500 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$500,000** Sold Date **11-Oct-25**

Distance **0.15km**

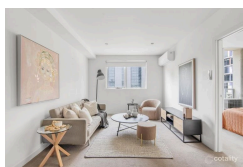


**1903/228 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$507,000** Sold Date **20-Nov-25**

Distance **0.26km**

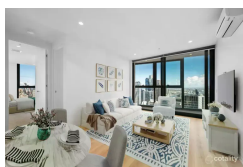


**403/67 BOUVERIE STREET
CARLTON VIC 3053**

2 1 1

Sold Price **\$496,000** Sold Date **10-Dec-25**

Distance **0.27km**

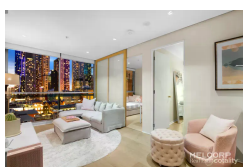


**5502/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$500,000** Sold Date **30-Sep-25**

Distance **0.35km**



**1007/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$515,000** Sold Date **28-Nov-25**

Distance **0.4km**



**1907/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$502,500** Sold Date **09-Jan-26**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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