

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

2706/87 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

39/87 FRANKLIN STREET MELBOURNE VIC 3000	\$399,000	25-Sep-25
506/87 FRANKLIN STREET MELBOURNE VIC 3000	\$420,000	21-Nov-25
2203/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$370,000	18-Mar-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: 17 April 2026



**39/87 FRANKLIN STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$399,000** Sold Date **25-Sep-25**

Distance **0km**



**506/87 FRANKLIN STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price ^{RS} **\$420,000** Sold Date **21-Nov-25**

Distance **0km**



**2203/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$370,000** Sold Date **18-Mar-26**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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