

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

37/88-94 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

1113/180 CITY ROAD SOUTHBANK VIC 3006	\$555,000	10-Mar-26
503/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$545,000	03-Mar-26
708/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$356,000	02-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: 12 March 2026



Sales Avant

M 0468557788

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**1113/180 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price ^{RS} **\$555,000** ^{UN} Sold Date **10-Mar-26**

Distance **1.76km**

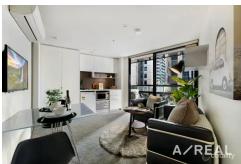


**503/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 1 1

Sold Price ^{RS} **\$545,000** ^{UN} Sold Date **03-Mar-26**

Distance **1.57km**



**708/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$356,000** Sold Date **02-Mar-26**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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