

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

3209A/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

\$298,000

&

\$318,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

1905/25 TERRY STREET MELBOURNE VIC 3000	\$330,000	13-Dec-25
2508/500 ELIZABETH STREET MELBOURNE VIC 3000	\$290,000	19-Apr-25
2110/28-44 BOUVERIE STREET CARLTON VIC 3053	\$330,000	08-Nov-24

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 May 2026

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**1905/25 THERRY STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$330,000** Sold Date **13-Dec-25**

Distance **0.1km**

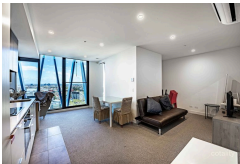


**2508/500 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$290,000** Sold Date **19-Apr-25**

Distance **0.15km**

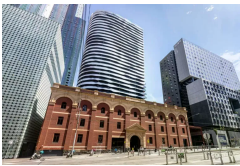


**2110/28-44 BOUVERIE STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$330,000** Sold Date **08-Nov-24**

Distance **0.18km**



**1005/555 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price ^{RS} **\$310,000** Sold Date **29-Apr-26**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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