

## 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

2701A/8 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$413,250

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 1207/483 SWANSTON STREET MELBOURNE VIC 3000 | \$600,000 | 29-Nov-25 |
| 4602/483 SWANSTON STREET MELBOURNE VIC 3000 | \$640,000 | 23-Feb-26 |
| 901/87 FRANKLIN STREET MELBOURNE VIC 3000   | \$588,000 | 30-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: 21 May 2026

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1207/483 SWANSTON STREET  
MELBOURNE VIC 3000

2 1 1

Sold Price \$600,000 Sold Date 29-Nov-25

Distance 0km



4602/483 SWANSTON STREET  
MELBOURNE VIC 3000

2 1 1

Sold Price \$640,000 Sold Date 23-Feb-26

Distance 0km



901/87 FRANKLIN STREET  
MELBOURNE VIC 3000

2 1 1

Sold Price \$588,000 Sold Date 30-Jan-26

Distance 0.1km

RS = Recent sale UN = Undisclosed Sale

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