

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

706/243-263 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,250

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 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

1602/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$240,000	23-Dec-25
1907/181 A'BECKETT STREET MELBOURNE VIC 3000	\$230,000	26-Apr-26
1107/339 SWANSTON STREET MELBOURNE VIC 3000	\$239,000	03-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: 05 June 2026