

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

758/58-64 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

\$30,000

&

\$33,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Business

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 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

628/58-64 FRANKLIN STREET MELBOURNE VIC 3000	\$31,000	02-Jun-26
629/58-64 FRANKLIN STREET MELBOURNE VIC 3000	\$31,000	02-Jun-26
834/58-64 FRANKLIN STREET MELBOURNE VIC 3000	\$20,000	25-May-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 August 2026



**628/58-64 FRANKLIN STREET
MELBOURNE VIC 3000**

- - -

Sold Price

\$31,000

Sold Date **02-Jun-26**

Distance

0km



**629/58-64 FRANKLIN STREET
MELBOURNE VIC 3000**

- - -

Sold Price

Sold Date **02-Jun-26**

Distance

0km



**834/58-64 FRANKLIN STREET
MELBOURNE VIC 3000**

- - -

Sold Price

\$20,000

Sold Date **25-May-26**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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