

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

706B/155 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

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

2703/155 FRANKLIN STREET MELBOURNE VIC 3000	\$583,000	04-Aug-25
3608/120 A'BECKETT STREET MELBOURNE VIC 3000	\$520,000	17-Jul-25
6302/462 ELIZABETH STREET MELBOURNE VIC 3000	\$570,000	09-Feb-25

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: 29 August 2025



**2703/155 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

\$583,000

Sold Date **04-Aug-25**

Distance

0km



**3608/120 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$520,000

Sold Date **17-Jul-25**

Distance

0km



**6302/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

\$570,000

Sold Date **09-Feb-25**

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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