

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

512/87 Franklin Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$399,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Melbourne

Period - From

21/08/2024

to

20/08/2025

Source

Property Data

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 six 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
1	504/87 Franklin St MELBOURNE 3000	\$390,000	03/06/2025
2	1112/87 Franklin St MELBOURNE 3000	\$400,000	27/06/2025
3	2713/87 Franklin St MELBOURNE 3000	\$390,500	19/03/2025

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 six months.~~

This Statement of Information was prepared on:

21/08/2025 10:20



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
21/08/2024 - 20/08/2025: \$510,000

Comparable Properties

504/87 Franklin St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$390,000
Method:
Date: 03/06/2025
Property Type: Apartment



1112/87 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$400,000
Method: Private Sale
Date: 27/06/2025
Rooms: 2
Property Type: Apartment



2713/87 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$390,500
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment