

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 205/243 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)

Range between \$230,000 & \$250,000

**Median sale price**

Median price \$488,000 Property type Unit Suburb Melbourne

Period - From 01/04/2025 to 30/06/2025 Source REIV

**Comparable property sales**

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
810/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$230,000	08 Mar 2025
503/118 FRANKLIN STREET MELBOURNE VIC 3000	\$240,000	01 Jul 2025
405/181 A'BECKETT STREET MELBOURNE VIC 3000	\$240,000	23 May 2025

This Statement of Information was prepared on: 29 July 2025