

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

601/263 Franklin Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$395,000

&

\$415,000

Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

25/07/2024

to

25/07/2025

Source

www.propertydata.com.au

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
L4 405/253 FRANKLIN STREET, MELBOURNE VIC 3000	\$395,000	26/07/2017
L5 504/253 FRANKLIN STREET, MELBOURNE VIC 3000	\$390,000	24/05/2018
L8 805/253 FRANKLIN STREET, MELBOURNE VIC 3000	\$384,000	09/07/2018

This Statement of Information was prepared on: 25/07/2025