

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	701/263 Franklin St, Melbourne, VIC 3000
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Indicative selling price

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

Price Range	\$395,000	&	\$415,000
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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	06/07/2018

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