

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

2703/155 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

3504/157 A'BECKETT STREET MELBOURNE VIC 3000	\$636,600	20-Mar-25
3902/157 A'BECKETT STREET MELBOURNE VIC 3000	\$629,000	11-Oct-24
2806/27 TERRY STREET MELBOURNE VIC 3000	\$668,000	19-Jul-24

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: 01 July 2025



**3504/157 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$636,600** Sold Date **20-Mar-25**

Distance **0.12km**



**3902/157 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$629,000** Sold Date **11-Oct-24**

Distance **0.12km**



**2806/27 TERRY STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$668,000** Sold Date **19-Jul-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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