

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

8/181 Franklin Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$725,000

&

\$775,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Melbourne

Period - From

09/09/2024

to

08/09/2025

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	12/1 Riverside Quay SOUTHBANK 3006	\$730,000	05/08/2025
2	3/3 Stewart St MELBOURNE 3000	\$770,000	24/06/2025
3	1102/108 Flinders St MELBOURNE 3000	\$750,000	30/04/2025

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:

09/09/2025 11:15

8/181 Franklin Street, Melbourne Vic 3000



2 1 1

Property Type:
Land Size: 80 approx. sqm approx
Agent Comments

Indicative Selling Price
\$725,000 - \$775,000
Median Unit Price
09/09/2024 - 08/09/2025: \$510,000

Comparable Properties



12/1 Riverside Quay SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment



3/3 Stewart St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$770,000
Method: Sale
Date: 24/06/2025
Property Type: Strata Unit/Flat



1102/108 Flinders St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$750,000
Method: Sale
Date: 30/04/2025
Property Type: Strata Unit/Flat

Account - Melbourne Boutique Property



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