

Statement of Information
**Single Residential Property
Located in the Melbourne
Metropolitan Area.**

M I C M

Section 47AF of the Estate Agents Act 1980

Property Offered for Sale

Address
Including Suburb
and postcode

320 / 118 Franklin Street MELBOURNE VIC 3000

Indicative Selling Price

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

Single Price

\$255,000

or Range Between

Median Sale Price

Median Price

\$470,000

Property Type

Unit/Apartment

Suburb

MELBOURNE

Period - From

01-04-2026

to

30-06-2026

Source

REIV

Comparable Property Sales

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 the most comparable to the property for sale.

Address of Comparable Property	Sold Price	Date of Sale
606/243 Franklin Street Melbourne	\$255,000	24-08-2026
1310/6 Leicester Street Carlton	\$255,000	15-05-2026
1209/6 Leicester Street Carlton	\$255,000	20-04-2026

This Statement of Information was prepared on:

10th September 2026