Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	704/253 Franklin St, Melbourne, 3004

Indicative selling price

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

Single price		or range between	$360,000.00	& $395,000.00

Median sale price

Median price	$470,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	Jan 2025	to	Dec 2025	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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
501/263 Franklin St MELBOURNE 3000	$385,000.00	7/11/2025
601/263 Franklin St MELBOURNE 3000	$385,000.00	24/10/2025
103/263 Franklin St MELBOURNE 3000	$385,000.00	21/10/2024

This Statement of Information was prepared on: Friday 30th January 2026