

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 304/263 Franklin Street, Melbourne

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$325,000

Median sale price

Median price \$478,888

Property type Unit

Suburb Melbourne

Period - From Jan 2026

to

March 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 504/263 Franklin Street, Melbourne	\$ 325,000	6/03/2026
2. 814/228 A'Beckett Street, Melbourne	\$ 306,000	2/12/2025
3. 1002/263 Franklin Street, Melbourne	\$ 270,000	1/11/2025

This Statement of Information was prepared on: 23/04/2026

Comparable properties



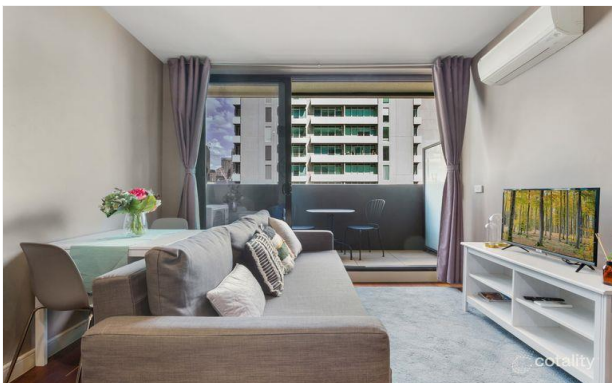
\$ 325,000

504/263 Franklin Street, Melbourne, Victoria

DATE: 6/02/2026

PROPERTY TYPE: APARTMENT

 1  1
  sqm



\$ 306,000

814/228 A'Beckett Street, Melbourne, Victoria

DATE: 2/12/2025

PROPERTY TYPE: APARTMENT

 1  1
  sqm



\$ 270,000

1002/263 Franklin Street, Melbourne, Victoria

DATE: 1/11/2025

PROPERTY TYPE: APARTMENT

 1  1
  sqm x

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