

## 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

1/10 ROBINIA STREET FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$745,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2024

to

28 Feb 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

1/32 PINE HILL DRIVE FRANKSTON VIC 3199	\$757,500	12-Jan-25

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.

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John Walsh  
P 9776 4444  
M 0411 746 838  
E john.walsh@acquire.re



**1/32 PINE HILL DRIVE FRANKSTON  
VIC 3199**

Sold Price

<sup>RS</sup> **\$757,500**

Sold Date

**12-Jan-25**

 3  2  2

Distance

**0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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