

## 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

10 FRAWLEY STREET FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,500

Property type

House

Suburb

Frankston

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/28 NURSERY AVENUE FRANKSTON VIC 3199	\$560,000	11-Jul-24
2/13 SWIFT STREET FRANKSTON VIC 3199	\$662,000	06-Dec-24
2/23 LEWIS STREET FRANKSTON VIC 3199	\$587,500	21-Oct-24

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.~~

This Statement of Information was prepared on: 13 December 2024



**3/28 NURSERY AVENUE  
 FRANKSTON VIC 3199**

 2  2  1

Sold Price **\$560,000** Sold Date **11-Jul-24**

Distance **0.42km**



**2/13 SWIFT STREET FRANKSTON  
 VIC 3199**

 2  2  1

Sold Price **RS \$662,000** Sold Date **06-Dec-24**

Distance **1.45km**



**2/23 LEWIS STREET FRANKSTON  
 VIC 3199**

 2  2  1

Sold Price **\$587,500** Sold Date **21-Oct-24**

Distance **1.8km**

RS = Recent sale      UN = Undisclosed Sale

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