

## 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

7/9 TOWERHILL ROAD FRANKSTON SOUTH 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

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Apr 2024

to

31 Mar 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

2/14 VERA STREET FRANKSTON VIC 3199

\$391,000

24-Oct-24

11/47 KARS STREET FRANKSTON VIC 3199

\$417,000

03-Feb-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.

This Statement of Information was prepared on: 17 April 2025

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E [luke.magree@obrienrealestate.com.au](mailto:luke.magree@obrienrealestate.com.au)**2/14 VERA STREET FRANKSTON  
VIC 3199** 2  1  1

Sold Price

**\$391,000**

Sold Date

**24-Oct-24**

Distance

**0.9km****11/47 KARS STREET FRANKSTON  
VIC 3199** 2  1  1

Sold Price

**\$417,000**

Sold Date

**03-Feb-25**

Distance

**1.82km****RS** = Recent sale**UN** = Undisclosed Sale

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