

## 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

2/35 DANDENONG ROAD EAST 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

or range  
between

\$560,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2024

to

31 Jan 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

3/23 LEWIS STREET FRANKSTON VIC 3199	\$585,000	08-Nov-24
2/23 LEWIS STREET FRANKSTON VIC 3199	\$587,500	21-Oct-24
3/35 DANDENONG ROAD EAST FRANKSTON VIC 3199	\$575,000	13-Nov-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: 19 February 2025

Rebecca Bassett

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**3/23 LEWIS STREET FRANKSTON  
VIC 3199**

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Sold Price

**\$585,000**Sold Date **08-Nov-24**Distance **0.17km****2/23 LEWIS STREET FRANKSTON  
VIC 3199**

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Sold Price

**\$587,500**Sold Date **21-Oct-24**Distance **0.17km****3/35 DANDENONG ROAD EAST  
FRANKSTON VIC 3199**

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Sold Price

**\$575,000**Sold Date **13-Nov-24**Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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