

## 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

21 STRADBROKE AVENUE 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

\$730,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,177,500

Property type

House

Suburb

Frankston South

Period-from

01 Nov 2023

to

31 Oct 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 BAYVIEW ROAD FRANKSTON VIC 3199

\$745,000

08-Aug-24

33 FROME AVENUE FRANKSTON VIC 3199

\$720,000

14-Aug-24

8 GILES COURT FRANKSTON SOUTH VIC 3199

\$765,000

09-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: 19 November 2024



## 3 BAYVIEW ROAD FRANKSTON VIC 3199

3 1 1

Sold Price

**\$745,000**

Sold Date **08-Aug-24**

Distance

**0.85km**



## 33 FROME AVENUE FRANKSTON VIC 3199

3 1 2

Sold Price

**\$720,000**

Sold Date **14-Aug-24**

Distance

**1.02km**



## 8 GILES COURT FRANKSTON SOUTH VIC 3199

3 1 2

Sold Price

<sup>RS</sup> **\$765,000**

Sold Date **09-Oct-24**

Distance

**1.1km**

RS = Recent sale

UN = Undisclosed Sale

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