

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 ST JOHNS AVENUE FRANKSTON VIC 3199

Indicative selling price

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

Single Price

or range
between

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2024

to

30 Apr 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

1/16-18 ROBERTS STREET FRANKSTON VIC 3199	\$570,000	17-Mar-25
2/12 SCREEN STREET FRANKSTON VIC 3199	\$542,000	23-Apr-25
4/28-30 ROBERTS STREET FRANKSTON VIC 3199	\$542,000	22-Mar-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: 12 May 2025



**1/16-18 ROBERTS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

^{RS} **\$570,000**

Sold Date

17-Mar-25

Distance

0.15km



**2/12 SCREEN STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

^{RS} **\$542,000**

Sold Date

23-Apr-25

Distance

0.26km



**4/28-30 ROBERTS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$542,000

Sold Date

22-Mar-25

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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