

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

1/136 WILLIAMS STREET 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

\$390,000

&

\$429,000

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

11/47 KARS STREET FRANKSTON VIC 3199	\$417,000	03-Feb-25
1/21 JOLLY STREET FRANKSTON VIC 3199	\$428,000	01-Apr-25
4/29 CRANBOURNE ROAD FRANKSTON VIC 3199	\$434,000	05-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: 27 May 2025

Rebecca Bassett

M 0402115585

E rebecca.bassett@obrienrealestate.com.au



**11/47 KARS STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$417,000

Sold Date **03-Feb-25**

Distance **1.03km**



**1/21 JOLLY STREET FRANKSTON
VIC 3199**

 2  1  -

Sold Price

^{RS} **\$428,000**

Sold Date **01-Apr-25**

Distance **1.48km**



**4/29 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$434,000

Sold Date **05-Feb-25**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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