

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

1/1A RESERVOIR ROAD 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

3/61 SCREEN STREET FRANKSTON VIC 3199	\$770,000	03-Apr-25
2 AUGUSTA CRESCENT FRANKSTON VIC 3199	\$797,000	23-Jun-25
2/7 CAMPBELL STREET FRANKSTON VIC 3199	\$715,000	19-Sep-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: 06 October 2025

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**3/61 SCREEN STREET FRANKSTON
VIC 3199**

 3  2  2

Sold Price

\$770,000

Sold Date

03-Apr-25

Distance

0.59km



**2 AUGUSTA CRESCENT
FRANKSTON VIC 3199**

 3  2  1

Sold Price

\$797,000

Sold Date

23-Jun-25

Distance

2.37km



**2/7 CAMPBELL STREET
FRANKSTON VIC 3199**

 3  2  2

Sold Price

\$715,000

Sold Date

19-Sep-24

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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