

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

1/2 Millard Street, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$630,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Frankston

Period - From 01/01/2024

to 31/12/2024

Source REIV

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 six 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	11//8-10 Joy St FRANKSTON 3199	\$603,000	26/11/2024
2	2/48 Frankston Flinders Rd FRANKSTON 3199	\$615,000	10/09/2024
3			

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 six months.~~

This Statement of Information was prepared on:

28/02/2025 16:33



 2  1  2

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median Unit Price
Year ending December 2024: \$530,000

Comparable Properties

11//8-10 Joy St FRANKSTON 3199 (REI)

Agent Comments

 2  1  2

Price: \$603,000
Method:
Date: 26/11/2024
Property Type: Unit

2/48 Frankston Flinders Rd FRANKSTON 3199 (REI)

Agent Comments

 2  1  1

Price: \$615,000
Method:
Date: 10/09/2024
Property Type: Unit

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 six months.