

## 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

1/31 MARGATE AVENUE FRANKSTON 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 8 MELVIN STREET FRANKSTON VIC 3199        | \$730,000 | 09-May-25 |
| 1/8 LAWREY STREET FRANKSTON VIC 3199      | \$701,000 | 03-Feb-25 |
| 1/19 KENILWORTH AVENUE FRANKSTON VIC 3199 | \$745,000 | 16-May-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.~~

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Luke Magree  
P 0499993291  
M 0499993291  
E luke.magree@obrienrealestate.com.au



### 8 MELVIN STREET FRANKSTON VIC 3199

 2  1  1

Sold Price

<sup>RS</sup>

**\$730,000**

Sold Date

**09-May-25**

Distance

**1.83km**



### 1/8 LAWREY STREET FRANKSTON VIC 3199

 2  1  1

Sold Price

**\$701,000**

Sold Date

**03-Feb-25**

Distance

**1.69km**



### 1/19 KENILWORTH AVENUE FRANKSTON VIC 3199

 3  2  2

Sold Price

<sup>RS</sup>

**\$745,000**

Sold Date

**16-May-25**

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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