

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 PARER 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

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

1/1 REDGDON AVENUE FRANKSTON VIC 3199	\$742,000	01-Jul-25
153A BEACH STREET FRANKSTON VIC 3199	\$742,000	19-Aug-25
2/27 KELSO STREET FRANKSTON VIC 3199	\$710,000	13-Sep-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: 21 October 2025

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**1/1 REDGDON AVENUE
FRANKSTON VIC 3199**

 3  1  1

Sold Price

\$742,000

Sold Date

01-Jul-25

Distance

0.21km



**153A BEACH STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

^{RS} **\$742,000** ^{UN}

Sold Date

19-Aug-25

Distance

0.25km



**2/27 KELSO STREET FRANKSTON
VIC 3199**

 3  2  1

Sold Price

\$710,000

Sold Date

13-Sep-25

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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