

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

1/49 YUILLE 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2024

to

30 Jun 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

4/42 DENBIGH STREET FRANKSTON VIC 3199	\$585,000	03-Apr-25
4/40 FROME AVENUE FRANKSTON VIC 3199	\$675,500	05-Feb-25
6/37-41 DENBIGH STREET FRANKSTON VIC 3199	\$615,000	22-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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**4/42 DENBIGH STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$585,000** Sold Date **03-Apr-25**

Distance **0.28km**



**4/40 FROME AVENUE
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$675,500** Sold Date **05-Feb-25**

Distance **0.31km**



**6/37-41 DENBIGH STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price ^{RS} **\$615,000** Sold Date **22-May-25**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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