

## 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

19 CASCADE STREET 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2024

to

28 Feb 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

25 LEONARD STREET FRANKSTON VIC 3199	\$765,000	09-Jan-25
40 LEONARD STREET FRANKSTON VIC 3199	\$836,000	09-Oct-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: 19 March 2025

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**25 LEONARD STREET FRANKSTON VIC 3199** Sold Price **\$765,000** Sold Date **09-Jan-25** 4  1  5Distance **1.66km****40 LEONARD STREET FRANKSTON VIC 3199** Sold Price **\$836,000** Sold Date **09-Oct-24** 2  1  2Distance **1.62km****RS** = Recent sale**UN** = Undisclosed Sale

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