

## 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

2/107 DANDENONG ROAD EAST 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

\$510,000

&

\$561,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2024

to

31 Jan 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 5/8 WISEWOULD AVENUE SEAFORD VIC 3198      | \$520,000 | 25-Oct-24 |
| 9 HOOD STREET FRANKSTON VIC 3199           | \$510,000 | 20-Aug-24 |
| 5/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199 | \$535,000 | 19-Nov-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: 12 February 2025

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**5/8 WISEWOULD AVENUE  
SEAFORD VIC 3198**
 2    1    1

Sold Price      **\$520,000**   Sold Date   **25-Oct-24**

Distance      **0.52km**

**9 HOOD STREET FRANKSTON VIC  
3199**
 2    1    1

Sold Price      **\$510,000**   Sold Date   **20-Aug-24**

Distance      **0.53km**

**5/33-35 CRANBOURNE ROAD  
FRANKSTON VIC 3199**
 2    1    1

Sold Price      **\$535,000**   Sold Date   **19-Nov-24**

Distance      **1.67km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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