

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

2/25 FAIRWAY 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2024

to

31 Aug 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

2/1 CASCADE STREET FRANKSTON VIC 3199	\$460,000	03-Aug-25
3/1 CASCADE STREET FRANKSTON VIC 3199	\$465,000	03-Aug-25
4/1 CASCADE STREET FRANKSTON VIC 3199	\$485,000	03-Aug-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: 22 September 2025

Tia Milne

M 0433299925

E tia.milne@obrienrealestate.com.au



2/1 CASCADE STREET FRANKSTON VIC 3199 Sold Price

\$460,000 Sold Date **03-Aug-25**

 2  1  1

Distance **0.55km**



3/1 CASCADE STREET FRANKSTON VIC 3199 Sold Price

^{RS} **\$465,000** Sold Date **03-Aug-25**

 2  1  1

Distance **0.55km**



4/1 CASCADE STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$485,000** Sold Date **03-Aug-25**

 2  1  1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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