

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

2/63 MCCOMB BOULEVARD FRANKSTON SOUTH 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Apr 2024

to

31 Mar 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

4/18 GRANGE ROAD FRANKSTON SOUTH VIC 3199	\$740,000	22-Nov-24
2/7 HELEN STREET FRANKSTON VIC 3199	\$730,000	03-Nov-24
4/5-7 PRATT AVENUE FRANKSTON SOUTH VIC 3199	\$765,000	09-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: 03 April 2025



4/18 GRANGE ROAD FRANKSTON SOUTH VIC 3199

Sold Price

^{RS} **\$740,000**

Sold Date

22-Nov-24

2

2

2

Distance

0.31km



2/7 HELEN STREET FRANKSTON VIC 3199

Sold Price

\$730,000

Sold Date

03-Nov-24

2

2

2

Distance

1.18km



4/5-7 PRATT AVENUE FRANKSTON SOUTH VIC 3199

Sold Price

\$765,000

Sold Date

09-Nov-24

3

2

2

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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