

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

2/79 DANDENONG ROAD EAST 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2024

to

31 May 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

3/32 PETRIE STREET FRANKSTON VIC 3199	\$570,000	14-May-25
2/35 DANDENONG ROAD EAST FRANKSTON VIC 3199	\$575,000	28-Mar-25
3/8 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$566,000	25-Apr-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: 12 June 2025



**3/32 PETRIE STREET FRANKSTON
VIC 3199**

Sold Price

^{RS}

\$570,000

Sold Date

14-May-25

 2

 1

 1

Distance

0.61km



**2/35 DANDENONG ROAD EAST
FRANKSTON VIC 3199**

Sold Price

\$575,000

Sold Date

28-Mar-25

 2

 2

 1

Distance

0.53km



**3/8 CRICKLEWOOD AVENUE
FRANKSTON VIC 3199**

Sold Price

\$566,000

Sold Date

25-Apr-25

 2

 1

 2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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