

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 SMYTH 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Frankston

Period-from

01 Jul 2024

to

30 Jun 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

1 REID STREET FRANKSTON VIC 3199	\$763,500	31-May-25
78A HIGH STREET FRANKSTON VIC 3199	\$810,000	04-Apr-25
4A WOODLEA COURT FRANKSTON VIC 3199	\$570,000	30-Jan-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: 03 July 2025

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1 REID STREET FRANKSTON VIC 3199

 2
  1
  -

Sold Price

\$763,500

Sold Date

31-May-25

Distance

1.26km



78A HIGH STREET FRANKSTON VIC 3199

 2
  1
  3

Sold Price

^{RS} **\$810,000**

Sold Date

04-Apr-25

Distance

0.83km



4A WOODLEA COURT FRANKSTON VIC 3199

 2
  1
  2

Sold Price

\$570,000

Sold Date

30-Jan-25

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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