

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

202/17-19 Mereweather Avenue, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$600,000

Median sale price

Median price \$740,000 Property Type House Suburb Frankston

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

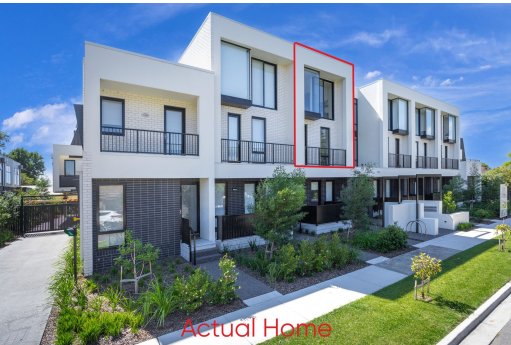
	Address of comparable property	Price	Date of sale
1	213/17 Mereweather Av FRANKSTON 3199	\$582,500	09/01/2025
2	107/17 Mereweather Av FRANKSTON 3199	\$625,000	15/11/2024
3	207/17 Mereweather Av FRANKSTON 3199	\$595,000	24/09/2024

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 six months.~~

This Statement of Information was prepared on:

20/03/2025 10:18



 2  

Property Type: House - Attached
House N.E.C.
Land Size: 2009 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$600,000
Median House Price
Year ending December 2024: \$740,000

Comparable Properties

213/17 Mereweather Av FRANKSTON 3199 (VG)

Agent Comments

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Price: \$582,500
Method: Sale
Date: 09/01/2025
Property Type: Strata Unit/Flat

107/17 Mereweather Av FRANKSTON 3199 (VG)

Agent Comments

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Price: \$625,000
Method: Sale
Date: 15/11/2024
Property Type: Flat/Unit/Apartment (Res)

207/17 Mereweather Av FRANKSTON 3199 (VG)

Agent Comments

 2  -  -

Price: \$595,000
Method: Sale
Date: 24/09/2024
Property Type: Strata Unit/Flat

Account - Fosterfroling Real Estate | P: 03 9781 3366