

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

27/316 SKYE ROAD 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

\$480,000

&

\$520,000

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

| | | |
|--|-----------|-----------|
| 2/38-40 LINDRUM ROAD FRANKSTON VIC 3199 | \$512,000 | 20-Nov-24 |
| 2/115 LINDRUM ROAD FRANKSTON VIC 3199 | \$545,000 | 11-Apr-25 |
| 6/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199 | \$530,000 | 05-Jun-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: 19 June 2025



**2/38-40 LINDRUM ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$512,000** Sold Date **20-Nov-24**

Distance **1.15km**



**2/115 LINDRUM ROAD FRANKSTON
VIC 3199**

2 1 1

Sold Price **\$545,000** Sold Date **11-Apr-25**

Distance **1.64km**



**6/311-317 CRANBOURNE ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **05-Jun-25**

Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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