

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

3/10-12 SPRAY 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

3/19 BRADSHAW STREET FRANKSTON VIC 3199	\$412,000	22-Jul-25
4/37 LEWIS STREET FRANKSTON VIC 3199	\$425,000	08-Jul-25
3/33A ORWIL STREET FRANKSTON VIC 3199	\$462,000	29-Mar-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: 04 September 2025



3/19 BRADSHAW STREET FRANKSTON VIC 3199

2 1 1

Sold Price

^{RS}

\$412,000

Sold Date

22-Jul-25

Distance

0.03km



4/37 LEWIS STREET FRANKSTON VIC 3199

2 1 1

Sold Price

^{RS}

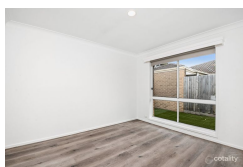
\$425,000

Sold Date

08-Jul-25

Distance

0.82km



3/33A ORWIL STREET FRANKSTON VIC 3199

2 1 1

Sold Price

\$462,000

Sold Date

29-Mar-25

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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