

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

3/5 HILLCREST 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2024

to

30 Apr 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

4/28-30 ROBERTS STREET FRANKSTON VIC 3199	\$542,000	22-Mar-25
6/7 LARDNER ROAD FRANKSTON VIC 3199	\$527,000	29-Apr-25
7/48-50 HIGH STREET FRANKSTON VIC 3199	\$532,500	29-Dec-24

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: 28 May 2025



**4/28-30 ROBERTS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$542,000

Sold Date

22-Mar-25

Distance

0.26km



**6/7 LARDNER ROAD FRANKSTON
VIC 3199**

 2  1  1

Sold Price

^{RS}**\$527,000**

Sold Date

29-Apr-25

Distance

0.46km



**7/48-50 HIGH STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$532,500

Sold Date

29-Dec-24

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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