

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 LORRAINE 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2024

to

30 Sep 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

2/6 LORRAINE STREET FRANKSTON VIC 3199	-	15-Sep-25
2/27 KELSO STREET FRANKSTON VIC 3199	\$710,000	13-Sep-25
1/19 INGLIS AVENUE FRANKSTON VIC 3199	\$700,000	18-Sep-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: 01 October 2025

Rebecca Bassett

M 0402115585

E rebecca.bassett@obrienrealestate.com.au



**2/6 LORRAINE STREET
FRANKSTON VIC 3199**

 3  2  2

Sold Price

^{RS} - ^{UN}

Sold Date **15-Sep-25**

Distance **0.06km**



**2/27 KELSO STREET FRANKSTON
VIC 3199**

 3  2  1

Sold Price

^{RS} **\$710,000**

Sold Date **13-Sep-25**

Distance **0.79km**



**1/19 INGLIS AVENUE FRANKSTON
VIC 3199**

 3  2  2

Sold Price

^{RS} **\$700,000**

Sold Date **18-Sep-25**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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