

## 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

31 JAMES STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2024

to

28 Feb 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

3 CAMBRIDGE STREET FRANKSTON VIC 3199	\$790,000	03-Jan-25
1 INGLIS AVENUE FRANKSTON VIC 3199	\$813,000	22-Oct-24
30 FROME AVENUE FRANKSTON VIC 3199	\$785,000	16-Oct-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: 18 March 2025



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**3 CAMBRIDGE STREET  
FRANKSTON VIC 3199**

3 1 -

Sold Price **\$790,000** Sold Date **03-Jan-25**

Distance **1.39km**



**1 INGLIS AVENUE FRANKSTON VIC  
3199**

3 1 -

Sold Price **\$813,000** Sold Date **22-Oct-24**

Distance **1.71km**



**30 FROME AVENUE FRANKSTON  
VIC 3199**

3 1 -

Sold Price **\$785,000** Sold Date **16-Oct-24**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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