

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

5/51-53 SCREEN 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2024

to

31 Jul 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

3/5 HILLCREST ROAD FRANKSTON VIC 3199

\$530,000

05-Jun-25

7/199-201 BEACH STREET FRANKSTON VIC 3199

\$490,000

17-Jul-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: 10 August 2025

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3/5 HILLCREST ROAD FRANKSTON VIC 3199 Sold Price **\$530,000** Sold Date **05-Jun-25**

 2  1  1

Distance **0.36km**



7/199-201 BEACH STREET FRANKSTON VIC 3199

Sold Price ^{RS} **\$490,000** Sold Date **17-Jul-25**

 2  1  -

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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