

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

5/7 GEORGE 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

\$710,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

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

23A NOLAN STREET FRANKSTON VIC 3199	\$690,000	01-Jul-25
8 MELVIN STREET FRANKSTON VIC 3199	\$730,000	26-Apr-25
2/8 POINCIANA STREET FRANKSTON SOUTH VIC 3199	\$740,000	17-Apr-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: 07 October 2025



**23A NOLAN STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$690,000

Sold Date

01-Jul-25

Distance

0.48km



**8 MELVIN STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$730,000

Sold Date

26-Apr-25

Distance

1.06km



**2/8 POINCIANA STREET
FRANKSTON SOUTH VIC 3199**

 2  1  1

Sold Price

\$740,000

Sold Date

17-Apr-25

Distance

1.44km

RS = Recent sale UN = Undisclosed Sale

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