

## 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

57 ORWIL STREET FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$710,000

&

\$781,000

### 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













2/72 ORWIL STREET FRANKSTON VIC 3199	\$715,000	19-Feb-25
1/4A LORRAINE STREET FRANKSTON VIC 3199	\$742,500	22-Jan-25
3/15 FRANK STREET FRANKSTON VIC 3199	\$805,000	04-Mar-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.~~

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	<b>2/72 ORWIL STREET FRANKSTON VIC 3199</b>	Sold Price	<sup>RS</sup> <b>\$715,000</b>	Sold Date	<b>19-Feb-25</b>
	 3  2  2			Distance	<b>0.17km</b>
	<b>1/4A LORRAINE STREET FRANKSTON VIC 3199</b>	Sold Price	<b>\$742,500</b>	Sold Date	<b>22-Jan-25</b>
	 3  2  2			Distance	<b>0.57km</b>
	<b>3/15 FRANK STREET FRANKSTON VIC 3199</b>	Sold Price	<sup>RS</sup> <b>\$805,000</b> <sup>UN</sup>	Sold Date	<b>04-Mar-25</b>
	 3  2  2			Distance	<b>1.29km</b>

**RS** = Recent sale      **UN** = Undisclosed Sale

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