

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

6/17-19 HEATHERHILL ROAD 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2024

to

31 Aug 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

7 ROBERTS STREET FRANKSTON VIC 3199	\$630,500	21-Jan-25
7A SCREEN STREET FRANKSTON VIC 3199	\$615,000	05-Dec-24
3/17 HILLCREST ROAD FRANKSTON VIC 3199	\$605,000	04-Feb-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: 18 September 2025

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**7 ROBERTS STREET FRANKSTON
VIC 3199**

Sold Price

\$630,500

Sold Date

21-Jan-25

 2

 2

 1

Distance

0.09km



**7A SCREEN STREET FRANKSTON
VIC 3199**

Sold Price

\$615,000

Sold Date

05-Dec-24

 2

 1

 1

Distance

0.2km



**3/17 HILLCREST ROAD
FRANKSTON VIC 3199**

Sold Price

\$605,000

Sold Date

04-Feb-25

 3

 -

 -

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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