

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

6/3 DENBIGH 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2024

to

30 Apr 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

3/21-23 WILLIAMS STREET FRANKSTON VIC 3199	550000	09-Jan-25
3/17 HILLCREST ROAD FRANKSTON VIC 3199	605000	04-Feb-25
5/14 WILLIAMS STREET FRANKSTON VIC 3199	550000	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: 07 May 2025



**3/21-23 WILLIAMS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

550000

Sold Date **09-Jan-25**

Distance

0.24km



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

 3  2  2

Sold Price

^{RS} **605000**

Sold Date **04-Feb-25**

Distance

2km



**5/14 WILLIAMS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

550000

Sold Date **04-Feb-25**

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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