

## 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

6/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$495,000

&

\$544,000

### 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

2/115 LINDRUM ROAD FRANKSTON VIC 3199	\$545,000	24-Apr-25
4/28-30 ROBERTS STREET FRANKSTON VIC 3199	\$542,000	22-Mar-25
2/12 SCREEN STREET FRANKSTON VIC 3199	\$542,000	23-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: 08 May 2025

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**2/115 LINDRUM ROAD FRANKSTON  
VIC 3199**

Sold Price

<sup>RS</sup>

**\$545,000**

Sold Date

**24-Apr-25**

 2

 1

 1

Distance

**0.88km**



**4/28-30 ROBERTS STREET  
FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup>

**\$542,000**

Sold Date

**22-Mar-25**

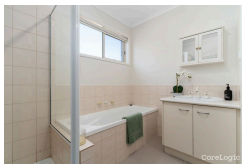
 2

 1

 1

Distance

**1.95km**



**2/12 SCREEN STREET FRANKSTON  
VIC 3199**

Sold Price

Sold Date

**23-Apr-25**

 2

 1

 1

Distance

**1.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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