

## 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

9/35-37 NOLAN STREET 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

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

2/8 REID STREET FRANKSTON VIC 3199

\$650,000

23-Oct-24

3/11 TOWERHILL ROAD FRANKSTON SOUTH VIC 3199

\$603,000

15-Feb-25

1/19-21 HILLCREST ROAD FRANKSTON VIC 3199

\$581,000

08-Oct-24

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: 17 March 2025



**2/8 REID STREET FRANKSTON VIC 3199** Sold Price **\$650,000** Sold Date **23-Oct-24**

 3  1  1

Distance **0.98km**



**3/11 TOWERHILL ROAD FRANKSTON SOUTH VIC 3199** Sold Price <sup>RS</sup> **\$603,000** Sold Date **15-Feb-25**

 3  1  1

Distance **1.94km**



**1/19-21 HILLCREST ROAD FRANKSTON VIC 3199** Sold Price **\$581,000** Sold Date **08-Oct-24**

 3  1  2

Distance **1.98km**

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

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