

## 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

6/60 MCMAHONS 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

\$590,000

&

\$638,000

### 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

2/13 SWIFT STREET FRANKSTON VIC 3199

\$662,000

06-Dec-24

3/23 LEWIS STREET FRANKSTON VIC 3199

\$585,000

08-Nov-24

2/23 LEWIS STREET FRANKSTON VIC 3199

\$587,500

21-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: 19 March 2025

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**2/13 SWIFT STREET FRANKSTON  
VIC 3199** 2  2  1

Sold Price

**\$662,000**

Sold Date

**06-Dec-24**

Distance

**0.81km****3/23 LEWIS STREET FRANKSTON  
VIC 3199** 2  2  1

Sold Price

**\$585,000**

Sold Date

**08-Nov-24**

Distance

**0.9km****2/23 LEWIS STREET FRANKSTON  
VIC 3199** 2  2  1

Sold Price

**\$587,500**

Sold Date

**21-Oct-24**

Distance

**0.9km****RS** = Recent sale**UN** = Undisclosed Sale

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