

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 RALEON AVENUE FRANKSTON SOUTH 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

\$865,000

&

\$929,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

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

1 ARKINDALE PLACE FRANKSTON SOUTH VIC 3199	\$885,000	14-Nov-24
17 RALEON AVENUE FRANKSTON SOUTH VIC 3199	\$900,000	20-Dec-24
17 BARWON AVENUE FRANKSTON VIC 3199	\$921,000	15-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: 27 March 2025



1 ARKINDALE PLACE FRANKSTON SOUTH VIC 3199

Sold Price

\$885,000

Sold Date

14-Nov-24

3

2

2

Distance

1.69km



17 RALEON AVENUE FRANKSTON SOUTH VIC 3199

Sold Price

^{RS} **\$900,000**

Sold Date

20-Dec-24

3

2

2

Distance

0.14km



17 BARWON AVENUE FRANKSTON VIC 3199

Sold Price

^{RS} **\$921,000**

Sold Date

15-Feb-25

3

2

2

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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