

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 THE MEWS 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

\$980,000

&

\$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2024

to

31 May 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

8 ROBINIA STREET FRANKSTON VIC 3199	\$1,091,150	14-Apr-25
1B WETTENHALL ROAD FRANKSTON VIC 3199	\$1,240,000	08-Jan-25
10 CASALE COURT FRANKSTON VIC 3199	\$1,000,000	18-Mar-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: 20 June 2025

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8 ROBINIA STREET FRANKSTON VIC 3199

3 2 2

Sold Price

^{RS} **\$1,091,150**

Sold Date

14-Apr-25

Distance

0.4km



1B WETTENHALL ROAD FRANKSTON VIC 3199

3 3 2

Sold Price

\$1,240,000

Sold Date

08-Jan-25

Distance

0.45km



10 CASALE COURT FRANKSTON VIC 3199

4 2 2

Sold Price

\$1,000,000

Sold Date

18-Mar-25

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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