

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

7/18 RESERVOIR ROAD, FRANKSTON 3199

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

\$315,000

&

\$345,000

Median Price

\$535,000

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales

These are the 6 properties sold within 2 kilometers 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.



**4/27 FINLAY STREET
FRANKSTON 3199**

Sold Price

\$317,500

Sold Date

01-Mar-25

 1

 1

 1

Distance

1.46km



**5/16-18 WALBUNDRY AVENUE
FRANKSTON 3199**

Sold Price

\$335,000

Sold Date

06-May-25

 1

 1

 1

Distance

2.44km



**5/21-23 HILL STREET
FRANKSTON 3199**

Sold Price

\$345,000

Sold Date

19-Mar-25

 1

 1

 1

Distance

0.07km



**10/4 LARDNER ROAD
FRANKSTON 3199**

Sold Price

\$345,000

Sold Date

20-May-25

 1

 1

 1

Distance

0.84km



**4/187 BEACH STREET
FRANKSTON 3199**

Sold Price

\$360,000

Sold Date

01-Apr-25

 1

 1

 1

Distance

0.45km



**6/23 CRANBOURNE ROAD
FRANKSTON 3199**

Sold Price

\$361,000

Sold Date

22-May-25

 1

 1

 1

Distance

1.22km