

## 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

7/2 SPRAY 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

\$590,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2024

to

30 Apr 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

1/10 NEVILLE AVENUE SEAFORD VIC 3198	\$600,000	06-Nov-24
2/60 EAST ROAD SEAFORD VIC 3198	\$600,000	12-Mar-24
1B HOPE COURT FRANKSTON VIC 3199	\$590,000	04-Mar-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: 20 May 2025



**1/10 NEVILLE AVENUE SEAFORD VIC 3198**

Sold Price

**\$600,000**

Sold Date **06-Nov-24**

3 1 1

Distance

**1km**



**2/60 EAST ROAD SEAFORD VIC 3198**

Sold Price

Sold Date **12-Mar-24**

3 1 2

Distance

**3.42km**



**1B HOPE COURT FRANKSTON VIC 3199**

Sold Price

**\$590,000**

Sold Date **04-Mar-24**

3 1 1

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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