

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 FAIRWAY STREET 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

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

6 BUNDARA COURT FRANKSTON VIC 3199

\$830,000

05-Dec-24

30 QUEEN STREET FRANKSTON VIC 3199

\$880,000

15-Dec-24

173 FORTESCUE AVENUE SEAFORD VIC 3198

\$905,000

19-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: 05 May 2025

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**6 BUNDARA COURT FRANKSTON
VIC 3199**

 4  1  -

Sold Price ^{RS} **\$830,000** ^{UN} Sold Date **05-Dec-24**

Distance **1.48km**



**30 QUEEN STREET FRANKSTON
VIC 3199**

 3  2  -

Sold Price **\$880,000** Sold Date **15-Dec-24**

Distance **0.56km**



**173 FORTESCUE AVENUE
SEAFORD VIC 3198**

 3  1  -

Sold Price **\$905,000** Sold Date **19-Feb-25**

Distance **1.23km**

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

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