

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 LEE 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

\$630,000

&

\$690,000

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

6 ZAMMIT COURT FRANKSTON VIC 3199	\$735,000	24-May-25
5 COORA COURT FRANKSTON VIC 3199	\$740,000	22-Apr-25

OR

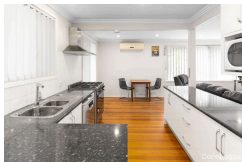
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 June 2025

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**6 ZAMMIT COURT FRANKSTON VIC** Sold Price
3199^{RS} **\$735,000** Sold Date **24-May-25** 3  1  1Distance **0.79km****5 COORA COURT FRANKSTON VIC** Sold Price
3199^{RS} **\$740,000** Sold Date **22-Apr-25** 3  1  1Distance **1.19km****RS** = Recent sale**UN** = Undisclosed Sale

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