

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 LEWIS 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2024

to

28 Feb 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

1/5 DAVID STREET FRANKSTON VIC 3199	\$720,000	03-Dec-24
1/8 LAWREY STREET FRANKSTON VIC 3199	\$701,000	07-Feb-25
17 QUEEN STREET FRANKSTON VIC 3199	\$690,000	19-Jan-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: 26 March 2025

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**1/5 DAVID STREET FRANKSTON
VIC 3199**

Sold Price **\$720,000** Sold Date **03-Dec-24**

 3  2  -

Distance **0.39km**



**1/8 LAWREY STREET FRANKSTON
VIC 3199**

Sold Price ^{RS} **\$701,000** Sold Date **07-Feb-25**

 2  1  1

Distance **0.75km**



**17 QUEEN STREET FRANKSTON
VIC 3199**

Sold Price **\$690,000** Sold Date **19-Jan-25**

 3  1  1

Distance **0.44km**

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

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