

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 THE STRAND FRANKSTON SOUTH 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

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

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

10 KARINA STREET FRANKSTON SOUTH VIC 3199	\$1,815,000	01-Nov-24
126 BELLBIRD ROAD MOUNT ELIZA VIC 3930	\$2,100,000	20-Nov-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: 31 March 2025

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E ryan.baker@obrienrealestate.com.au**10 KARINA STREET FRANKSTON
SOUTH VIC 3199**

Sold Price

\$1,815,000

Sold Date

01-Nov-24

3



2



2

Distance

2.94km**126 BELLBIRD ROAD MOUNT ELIZA
VIC 3930**

Sold Price

\$2,100,000

Sold Date

20-Nov-24

5



3



2

Distance

2.38km**RS** = Recent sale**UN** = Undisclosed Sale

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