

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

8 BERRINGA 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

\$790,000

&

\$869,000

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

6 WINDSOR COURT FRANKSTON VIC 3199	\$880,000	18-Feb-25
8 WYKEHAM COURT FRANKSTON VIC 3199	\$850,000	14-Mar-25
4 DURLEY CLOSE FRANKSTON VIC 3199	\$795,000	03-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: 31 March 2025

Luke Magree
P 0499993291
M 0499993291
E luke.magree@obrienrealestate.com.au



6 WINDSOR COURT FRANKSTON VIC 3199

 4  2  -

Sold Price ^{RS} **\$880,000** ^{UN} Sold Date **18-Feb-25**

Distance **0.47km**



8 WYKEHAM COURT FRANKSTON VIC 3199

 4  3  3

Sold Price ^{RS} **\$850,000** Sold Date **14-Mar-25**

Distance **1.72km**



4 DURLEY CLOSE FRANKSTON VIC 3199

 4  2  1

Sold Price ^{RS} **\$795,000** ^{UN} Sold Date **03-Feb-25**

Distance **0.76km**

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

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