

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

203/147 BEACH 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

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

3/2 QUEEN STREET FRANKSTON VIC 3199	\$550,000	24-Mar-25
1/8-10 JOY STREET FRANKSTON VIC 3199	\$530,000	01-May-25
2/35 DANDENONG ROAD EAST FRANKSTON VIC 3199	\$575,000	28-Mar-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: 13 May 2025

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**3/2 QUEEN STREET FRANKSTON
VIC 3199**

 2  2  1

Sold Price

\$550,000

Sold Date

24-Mar-25

Distance

0.57km



**1/8-10 JOY STREET FRANKSTON
VIC 3199**

 2  1  -

Sold Price

^{RS} **\$530,000**

Sold Date

01-May-25

Distance

0.62km



**2/35 DANDENONG ROAD EAST
FRANKSTON VIC 3199**

 2  2  1

Sold Price

\$575,000

Sold Date

28-Mar-25

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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