

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

1/31 MARGATE AVENUE 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 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

8 MELVIN STREET FRANKSTON VIC 3199	\$730,000	09-May-25
1/8 LAWREY STREET FRANKSTON VIC 3199	\$701,000	03-Feb-25
1/19 KENILWORTH AVENUE FRANKSTON VIC 3199	\$745,000	16-May-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.~~

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8 MELVIN STREET FRANKSTON VIC 3199

 2  1  1

Sold Price

^{RS}

\$730,000

Sold Date

09-May-25

Distance

1.83km



1/8 LAWREY STREET FRANKSTON VIC 3199

 2  1  1

Sold Price

\$701,000

Sold Date

03-Feb-25

Distance

1.69km



1/19 KENILWORTH AVENUE FRANKSTON VIC 3199

 3  2  2

Sold Price

^{RS}

\$745,000

Sold Date

16-May-25

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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