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	1/19 INGLIS 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	$540,000	Property type	Unit	Suburb	Frankston
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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
43 PETRIE STREET FRANKSTON VIC 3199	$715,000	21-Mar-25
1/72 ORWIL STREET FRANKSTON VIC 3199	$675,000	29-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: 19 August 2025

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43 PETRIE STREET FRANKSTON VIC 3199

3 2 1

Sold Price **$715,000** Sold Date **21-Mar-25**

Distance **0.91km**



1/72 ORWIL STREET FRANKSTON VIC 3199

3 2 2

Sold Price **$675,000** Sold Date **29-Mar-25**

Distance **0.66km**

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

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