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	37 Orwil Street, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $710,000 & $780,000

Median sale price

Median price $740,000 Property Type House Suburb Frankston

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six 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
1	3 Cedar Ct FRANKSTON 3199	$725,000	16/09/2024
2	10 Tower Av FRANKSTON 3199	$766,000	16/06/2024
3	3 Spray St FRANKSTON 3199	$745,000	11/06/2024

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 six months.~~

This Statement of Information was prepared on: 28/11/2024 14:29

37 Orwil Street, Frankston Vic 3199



3 1 2

Property Type: House
Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price
$710,000 - $780,000
Median House Price
Year ending September 2024: $740,000

Comparable Properties



3 Cedar Ct FRANKSTON 3199 (REI/VG)

3 1 2

Price: $725,000
Method: Private Sale
Date: 16/09/2024
Property Type: House
Land Size: 732 sqm approx

Agent Comments



10 Tower Av FRANKSTON 3199 (REI/VG)

3 1 2

Price: $766,000
Method: Private Sale
Date: 16/06/2024
Property Type: House
Land Size: 857 sqm approx

Agent Comments



3 Spray St FRANKSTON 3199 (REI/VG)

3 1 1

Price: $745,000
Method: Private Sale
Date: 11/06/2024
Property Type: House
Land Size: 602 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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