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	1/10 ST JOHNS 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	$560,000	&	$590,000

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
1/16-18 ROBERTS STREET FRANKSTON VIC 3199	$570,000	17-Mar-25
2/12 SCREEN STREET FRANKSTON VIC 3199	$542,000	23-Apr-25
4/28-30 ROBERTS STREET FRANKSTON VIC 3199	$542,000	22-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: 12 May 2025

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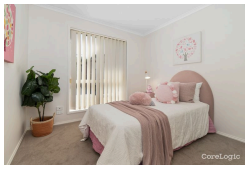


1/16-18 ROBERTS STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS **$570,000** Sold Date **17-Mar-25**

Distance **0.15km**



2/12 SCREEN STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS **$542,000** Sold Date **23-Apr-25**

Distance **0.26km**



4/28-30 ROBERTS STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$542,000** Sold Date **22-Mar-25**

Distance **0.21km**

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

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