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	6/311-317 CRANBOURNE ROAD 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	$495,000	&	$544,000

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
2/115 LINDRUM ROAD FRANKSTON VIC 3199	$545,000	24-Apr-25
4/28-30 ROBERTS STREET FRANKSTON VIC 3199	$542,000	22-Mar-25
2/12 SCREEN STREET FRANKSTON VIC 3199	$542,000	23-Apr-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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OBrien Real Estate

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2/115 LINDRUM ROAD FRANKSTON VIC 3199

2 1 1

Sold Price RS $545,000 Sold Date 24-Apr-25

Distance 0.88km



4/28-30 ROBERTS STREET FRANKSTON VIC 3199

2 1 1

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

Distance 1.95km



2/12 SCREEN STREET FRANKSTON VIC 3199

2 1 1

Sold Price Sold Date 23-Apr-25

Distance 1.9km

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

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