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	5/51-53 SCREEN STREET 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	$450,000	&	$495,000

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
3/5 HILLCREST ROAD FRANKSTON VIC 3199	$530,000	05-Jun-25
7/199-201 BEACH STREET FRANKSTON VIC 3199	$490,000	17-Jul-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: 10 August 2025

OBrien Real Estate

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3/5 HILLCREST ROAD FRANKSTON VIC 3199

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Sold Price **$530,000** Sold Date **05-Jun-25**

Distance **0.36km**



7/199-201 BEACH STREET FRANKSTON VIC 3199

2 1 -

Sold Price RS **$490,000** Sold Date **17-Jul-25**

Distance **0.94km**

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

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