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	3/10-12 SPRAY 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	$420,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	Unit	Suburb	Frankston
Period-from	01 Sep 2024	to	31 Aug 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
3/19 BRADSHAW STREET FRANKSTON VIC 3199	$412,000	22-Jul-25
4/37 LEWIS STREET FRANKSTON VIC 3199	$425,000	08-Jul-25
3/33A ORWIL STREET FRANKSTON VIC 3199	$462,000	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: 04 September 2025

Harcourts
Natalie Robinson
P 0417 369 001
M 0417 369 001
E natalie.robinson@harcourts.com.au



3/19 BRADSHAW STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS $412,000 Sold Date 22-Jul-25

Distance 0.03km



4/37 LEWIS STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS $425,000 Sold Date 08-Jul-25

Distance 0.82km



3/33A ORWIL STREET FRANKSTON VIC 3199

2 1 1

Sold Price $462,000 Sold Date 29-Mar-25

Distance 0.35km

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

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