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	2/25 FAIRWAY 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	$440,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$552,500	Property type	Unit	Suburb	Frankston
Period-from	01 Oct 2024	to	30 Sep 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
2/1 CASCADE STREET FRANKSTON VIC 3199	$460,000	03-Aug-25
3/1 CASCADE STREET FRANKSTON VIC 3199	$465,000	03-Aug-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: 21 October 2025

OBrien Real Estate

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2/1 CASCADE STREET FRANKSTON VIC 3199 Sold Price **$460,000** Sold Date **03-Aug-25**

2 1 1 Distance **0.55km**



3/1 CASCADE STREET FRANKSTON VIC 3199 Sold Price RS **$465,000** Sold Date **03-Aug-25**

2 1 1 Distance **0.55km**

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

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