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	6/17-19 HEATHERHILL 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	$600,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$545,000	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
7 ROBERTS STREET FRANKSTON VIC 3199	$630,500	21-Jan-25
7A SCREEN STREET FRANKSTON VIC 3199	$615,000	05-Dec-24
3/17 HILLCREST ROAD FRANKSTON VIC 3199	$605,000	04-Feb-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: 18 September 2025

OBrien Real Estate

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7 ROBERTS STREET FRANKSTON VIC 3199

2 2 1

Sold Price **$630,500** Sold Date **21-Jan-25**

Distance **0.09km**



7A SCREEN STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$615,000** Sold Date **05-Dec-24**

Distance **0.2km**



3/17 HILLCREST ROAD FRANKSTON VIC 3199

3 - -

Sold Price **$605,000** Sold Date **04-Feb-25**

Distance **0.36km**

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

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