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	4 YUILLE 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$855,000	Property type	House	Suburb	Frankston
Period-from	01 Aug 2025	to	31 Jul 2026	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
124A MCMAHONS ROAD FRANKSTON VIC 3199	$626,000	06-Jul-26
5/24 MUIR STREET FRANKSTON VIC 3199	$595,000	18-Jun-26

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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124A MCMAHONS ROAD FRANKSTON VIC 3199

2 1 1

Sold Price RS **$626,000** Sold Date **06-Jul-26**

Distance **1.67km**



5/24 MUIR STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$595,000** Sold Date **18-Jun-26**

Distance **0.82km**

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

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