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	3/21-23 WILLIAMS 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	$510,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$527,250	Property type	Unit	Suburb	Frankston
Period-from	01 Jan 2024	to	31 Dec 2024	Source	Corelogic

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
2/36 GEORGE STREET FRANKSTON VIC 3199	$575,000	01-Dec-24
5/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199	$535,000	10-Dec-24
2/132 WILLIAMS STREET FRANKSTON VIC 3199	$645,000	24-Oct-24

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: 06 January 2025

OBrien Real Estate

Rebecca Bassett
M 0402115585
E sales.frankston@obrienrealestate.com.au



2/36 GEORGE STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS $575,000 Sold Date 01-Dec-24

Distance 0.57km



5/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199

2 1 1

Sold Price RS $535,000 Sold Date 10-Dec-24

Distance 1.04km



2/132 WILLIAMS STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS $645,000 Sold Date 24-Oct-24

Distance 1.1km

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

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