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 PEMBROKE AVENUE 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	House	Suburb	Frankston
Period-from	01 Apr 2024	to	31 Mar 2025	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
10 KARINGAL DRIVE FRANKSTON VIC 3199	$670,000	21-Jan-25
9 FRANCIS CRESCENT LANGWARRIN VIC 3910	$650,000	21-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: 01 April 2025

OBrien Real Estate

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10 KARINGAL DRIVE FRANKSTON VIC 3199

3 1 1

Sold Price **$670,000** Sold Date **21-Jan-25**

Distance **1.67km**



9 FRANCIS CRESCENT LANGWARRIN VIC 3910

3 1 1

Sold Price **$650,000** Sold Date **21-Feb-25**

Distance **1.73km**

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

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