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	1/31 PARER 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	$680,000	&	$748,000

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
1/1 REDGDON AVENUE FRANKSTON VIC 3199	$742,000	01-Jul-25
153A BEACH STREET FRANKSTON VIC 3199	$742,000	19-Aug-25
2/27 KELSO STREET FRANKSTON VIC 3199	$710,000	13-Sep-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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1/1 REDGDON AVENUE FRANKSTON VIC 3199

3 1 1

Sold Price **$742,000** Sold Date **01-Jul-25**

Distance **0.21km**



153A BEACH STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS **$742,000** UN Sold Date **19-Aug-25**

Distance **0.25km**



2/27 KELSO STREET FRANKSTON VIC 3199

3 2 1

Sold Price **$710,000** Sold Date **13-Sep-25**

Distance **0.88km**

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

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