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	3/5 HILLCREST 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~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	Unit	Suburb	Frankston
Period-from	01 May 2024	to	30 Apr 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
4/28-30 ROBERTS STREET FRANKSTON VIC 3199	$542,000	22-Mar-25
6/7 LARDNER ROAD FRANKSTON VIC 3199	$527,000	29-Apr-25
7/48-50 HIGH STREET FRANKSTON VIC 3199	$532,500	29-Dec-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: 28 May 2025

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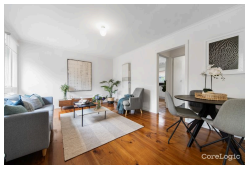


4/28-30 ROBERTS STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$542,000** Sold Date **22-Mar-25**

Distance **0.26km**



6/7 LARDNER ROAD FRANKSTON VIC 3199

2 1 1

Sold Price RS **$527,000** Sold Date **29-Apr-25**

Distance **0.46km**



7/48-50 HIGH STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$532,500** Sold Date **29-Dec-24**

Distance **1.97km**

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

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