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	8 QUEEN 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	$965,000	&	$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Frankston
Period-from	01 Sep 2024	to	31 Aug 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
6 MINCHA STREET FRANKSTON VIC 3199	$1,005,000	20-Sep-25
10 BIRDWOOD STREET FRANKSTON VIC 3199	$990,500	02-Jul-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: 24 September 2025

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6 MINCHA STREET FRANKSTON VIC 3199

3 2 1

Sold Price RS **$1,005,000** Sold Date **20-Sep-25**

Distance **1.97km**



10 BIRDWOOD STREET FRANKSTON VIC 3199

3 2 1

Sold Price **$990,500** Sold Date **02-Jul-25**

Distance **0.72km**

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

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