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	1/17-19 GEORGE 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$561,000	Property type	Unit	Suburb	Frankston
Period-from	01 Dec 2024	to	30 Nov 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
5/17-19 GEORGE STREET FRANKSTON VIC 3199	$510,000	01-Nov-25
4/8-10 JOY STREET FRANKSTON VIC 3199	$507,000	27-Oct-25
3/7-8 BLOOM STREET FRANKSTON VIC 3199	$510,000	27-Jun-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: 16 December 2025

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5/17-19 GEORGE STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$510,000** Sold Date **01-Nov-25**

Distance **0km**



4/8-10 JOY STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$507,000** Sold Date **27-Oct-25**

Distance **1.36km**



3/7-8 BLOOM STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$510,000** Sold Date **27-Jun-25**

Distance **1.66km**

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

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