

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

3/19 BRADSHAW 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2024

to

31 May 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

3/33A ORWIL STREET FRANKSTON VIC 3199	\$462,000	29-Mar-25
2/41 FINLAY STREET FRANKSTON VIC 3199	\$420,000	26-Oct-24
44/2 SPRAY STREET FRANKSTON VIC 3199	\$530,000	19-May-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.~~

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**3/33A ORWIL STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$462,000** Sold Date **29-Mar-25**

Distance **0.38km**

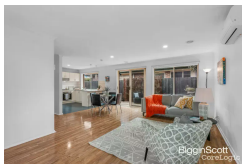


**2/41 FINLAY STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price **\$420,000** Sold Date **26-Oct-24**

Distance **0.67km**



**44/2 SPRAY STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **19-May-25**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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