

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 MELVIN 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2024

to

31 Mar 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

1/8 LAWREY STREET FRANKSTON VIC 3199	\$701,000	07-Feb-25
4/40 FROME AVENUE FRANKSTON VIC 3199	\$675,500	05-Feb-25
7/5-7 MUIR STREET FRANKSTON VIC 3199	\$676,000	25-Jan-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: 08 April 2025

**1/8 LAWREY STREET FRANKSTON
VIC 3199**

Sold Price

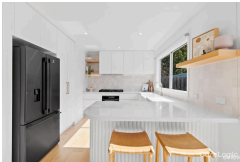
^{RS}**\$701,000**

Sold Date

07-Feb-25

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Distance

0.23km**4/40 FROME AVENUE
FRANKSTON VIC 3199**

Sold Price

\$675,500

Sold Date

05-Feb-25

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Distance

1.09km**7/5-7 MUIR STREET FRANKSTON
VIC 3199**

Sold Price

^{RS}**\$676,000**

Sold Date

25-Jan-25

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Distance

1.13km**RS** = Recent sale**UN** = Undisclosed Sale

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