

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

1/8 CAMBRIDGE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

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

1/31 MARGATE AVENUE FRANKSTON VIC 3199	\$761,000	24-May-25
1/17 CATHERINE PARADE FRANKSTON VIC 3199	\$662,000	16-Aug-25
1/1 REDGDON AVENUE FRANKSTON VIC 3199	\$742,000	01-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: 25 September 2025



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**1/31 MARGATE AVENUE
FRANKSTON VIC 3199**

3 1 2

Sold Price

\$761,000

Sold Date **24-May-25**

Distance **1.06km**



**1/17 CATHERINE PARADE
FRANKSTON VIC 3199**

3 1 1

Sold Price

^{RS} **\$662,000**

Sold Date **16-Aug-25**

Distance **1.38km**



**1/1 REDGDON AVENUE
FRANKSTON VIC 3199**

3 1 1

Sold Price

\$742,000

Sold Date **01-Jul-25**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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