

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

2/31 BROOKLYN AVENUE 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2024

to

30 Jun 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

| | | |
|---|-----------|-----------|
| 2/10 ROBINIA STREET FRANKSTON VIC 3199 | \$595,500 | 13-May-25 |
| 1/16-18 ROBERTS STREET FRANKSTON VIC 3199 | \$570,000 | 28-Feb-25 |
| 1/10 ST JOHNS AVENUE FRANKSTON VIC 3199 | \$570,000 | 16-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: 10 July 2025

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**2/10 ROBINIA STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price

^{RS}
\$595,500

Sold Date

13-May-25

Distance

0.18km

**1/16-18 ROBERTS STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price

\$570,000

Sold Date

28-Feb-25

Distance

0.78km

**1/10 ST JOHNS AVENUE
FRANKSTON VIC 3199**
 2  1  1

Sold Price

^{RS}
\$570,000

Sold Date

16-Jun-25

Distance

0.84km
RS = Recent sale

UN = Undisclosed Sale

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