

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 SMYTH 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

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

1 REID STREET FRANKSTON VIC 3199	\$763,500	31-May-25
78A HIGH STREET FRANKSTON VIC 3199	\$810,000	04-Apr-25
4A WOODLEA COURT FRANKSTON VIC 3199	\$570,000	30-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: 03 July 2025

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1 REID STREET FRANKSTON VIC 3199

Sold Price **\$763,500** Sold Date **31-May-25**

 2
  1
  -

Distance **1.26km**



78A HIGH STREET FRANKSTON VIC 3199

Sold Price ^{RS} **\$810,000** Sold Date **04-Apr-25**

 2
  1
  3

Distance **0.83km**



4A WOODLEA COURT FRANKSTON VIC 3199

Sold Price **\$570,000** Sold Date **30-Jan-25**

 2
  1
  2

Distance **1.4km**

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

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