

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 PATON 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2024

to

31 Jul 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

9 NARAMBI CRESCENT FRANKSTON VIC 3199	\$810,000	01-Jul-25
147 KARINGAL DRIVE FRANKSTON VIC 3199	\$803,888	04-Jul-25
48 SASSAFRAS DRIVE FRANKSTON VIC 3199	\$837,000	08-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: 07 August 2025

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**9 NARAMBI CRESCENT
FRANKSTON VIC 3199**

 3  1  1

Sold Price

^{RS} **\$810,000**

Sold Date

01-Jul-25

Distance

0.39km



**147 KARINGAL DRIVE FRANKSTON
VIC 3199**

 3  1  2

Sold Price

^{RS} **\$803,888** ^{UN}

Sold Date

04-Jul-25

Distance

1.19km



**48 SASSAFRAS DRIVE
FRANKSTON VIC 3199**

 3  1  -

Sold Price

^{RS} **\$837,000** ^{UN}

Sold Date

08-Jul-25

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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