

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

2/4A LORRAINE 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

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2024

to

31 May 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	03-Feb-25
3/295-296 NEPEAN HIGHWAY SEAFORD VIC 3198	\$665,023	21-May-25
8 MELVIN STREET FRANKSTON VIC 3199	\$730,000	09-May-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: 30 June 2025

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

Sold Price

\$701,000

Sold Date

03-Feb-25

 2

 1

 1

Distance

1.12km



**3/295-296 NEPEAN HIGHWAY
SEAFORD VIC 3198**

Sold Price

\$665,023

Sold Date

21-May-25

 2

 1

 1

Distance

1.37km



**8 MELVIN STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$730,000**

Sold Date

09-May-25

 2

 1

 1

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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