

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

1/25 CRANBOURNE ROAD 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

\$400,000

&

\$440,000

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

10/21-23 HILL STREET FRANKSTON VIC 3199	\$380,000	08-Apr-25
1/4 LEWIS STREET FRANKSTON VIC 3199	\$425,000	13-Mar-25
3/67 PLAYNE STREET FRANKSTON VIC 3199	\$440,000	18-Feb-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: 14 July 2025



10/21-23 HILL STREET FRANKSTON VIC 3199 Sold Price **\$380,000** Sold Date **08-Apr-25**

 2  1  -

Distance **1.21km**



1/4 LEWIS STREET FRANKSTON VIC 3199 Sold Price **\$425,000** Sold Date **13-Mar-25**

 2  1  -

Distance **0.55km**



3/67 PLAYNE STREET FRANKSTON VIC 3199 Sold Price **\$440,000** Sold Date **18-Feb-25**

 2  1  -

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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