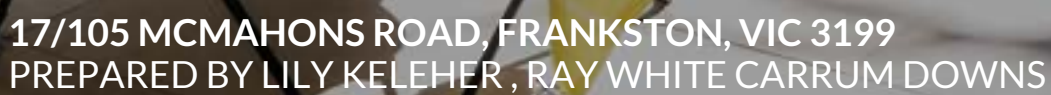


The Ray White logo is positioned in the top right corner of the image. It consists of the words "RayWhite." in a bold, black, sans-serif font, set against a solid yellow rectangular background.

RayWhite.

The text "Statement of information" is located in the bottom left area of the image. "Statement" is written in a yellow, serif font, while "of information" is in a white, serif font. The text is overlaid on the image of the lounge chair and the pool area.

Statement
of information

The address and preparer information is located at the bottom left of the image. It is written in a white, sans-serif font and is overlaid on the image of the lounge chair and the pool area.

17/105 MCMAHONS ROAD, FRANKSTON, VIC 3199
PREPARED BY LILY KELEHER, RAY WHITE CARRUM DOWNS

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

17/105 MCMAHONS ROAD, FRANKSTON, VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$635,000 to \$679,000

Median sale price

Median price

\$556,000

Property type

Unit

Suburb

FRANKSTON

Period

01 January 2025 to 31 March 2025

Source


pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

51/85 ASHLEIGH AVE, FRANKSTON, VIC 3199	\$660,000	21/03/2025
50/85 ASHLEIGH AVE, FRANKSTON, VIC 3199	*\$650,000	11/05/2025
2/6 ASHLEIGH ST, FRANKSTON, VIC 3199	\$665,000	20/02/2025

This Statement of Information was prepared on:

06/06/2025