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

5c Olympic Avenue, Frankston Vic 3199

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$775,000		&		\$810,000			
Median sale p	rice							
Median price	\$760,000	Pro	roperty Type Hous		se		Suburb	Frankston
Period - From	01/07/2024	to	30/06/2025		So	ource	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/61 Screen St FRANKSTON 3199	\$770,000	10/04/2025
2			
3			

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 six months.

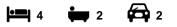
This Statement of Information was prepared on:

08/07/2025 11:32









Property Type: Townhouse (Single) Land Size: 285 sqm approx Agent Comments Indicative Selling Price \$775,000 - \$810,000 Median House Price Year ending June 2025: \$760,000

Comparable Properties

 3/61 Screen St FRANKSTON 3199 (REI)
 Agent Comments

 Image: 3
 Image: 2

 2
 Image: 2

Price: \$770,000 Method: Date: 10/04/2025 Property Type: Townhouse (Single)

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 six months.

Account - Fosterfroling Real Estate | P: 03 9781 3366



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