

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

22/2 SPRAY 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2024

to

31 Jan 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

4/38 LEWIS STREET FRANKSTON VIC 3199	\$490,000	20-Sep-24
12/1-3 SKYE ROAD FRANKSTON VIC 3199	\$485,000	22-Nov-24

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: 05 February 2025



**4/38 LEWIS STREET FRANKSTON
VIC 3199**

Sold Price

\$490,000

Sold Date

20-Sep-24

 2  1  1

Distance

0.61km



**12/1-3 SKYE ROAD FRANKSTON
VIC 3199**

Sold Price

\$485,000

Sold Date

22-Nov-24

 2  1  1

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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