

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

3/34 BIRDWOOD 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

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2024

to

31 Mar 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

2/19-21 RESERVOIR ROAD FRANKSTON VIC 3199	\$500,000	21-Jan-25
6/124 CRANBOURNE ROAD FRANKSTON VIC 3199	\$480,000	22-Dec-24
1/33 DEANE STREET FRANKSTON VIC 3199	\$479,950	06-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: 05 April 2025

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**2/19-21 RESERVOIR ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$500,000

Sold Date

21-Jan-25

Distance

0.97km



**6/124 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$480,000

Sold Date

22-Dec-24

Distance

0.82km



**1/33 DEANE STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

^{RS}
\$479,950

Sold Date

06-Feb-25

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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