

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

2/3 BROOKLYN AVENUE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2024

to

31 May 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

2/3 VERMAY AVENUE FRANKSTON VIC 3199	\$615,000	18-Mar-25
2/10 ROBINIA STREET FRANKSTON VIC 3199	\$595,500	13-May-25
4/40 FROME AVENUE FRANKSTON VIC 3199	\$675,500	05-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: 02 June 2025

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2/3 VERMAY AVENUE FRANKSTON VIC 3199

Sold Price

\$615,000

Sold Date

18-Mar-25

 2

 1

 1

Distance

1.95km



2/10 ROBINIA STREET FRANKSTON VIC 3199

Sold Price

^{RS}

\$595,500

Sold Date

13-May-25

 2

 1

 1

Distance

0.07km



4/40 FROME AVENUE FRANKSTON VIC 3199

Sold Price

\$675,500

Sold Date

05-Feb-25

 2

 1

 1

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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