

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

5/27 DEANE 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

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

7/33 DEANE STREET FRANKSTON VIC 3199	\$478,000	01-Aug-25
3/90 NURSERY AVENUE FRANKSTON VIC 3199	\$466,000	31-Mar-25
3/33A ORWIL STREET FRANKSTON VIC 3199	\$462,000	29-Mar-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: 29 August 2025

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**7/33 DEANE STREET FRANKSTON
VIC 3199**

Sold Price

^{RS}

\$478,000

Sold Date

01-Aug-25

 2

 1

 1

Distance

0.09km



**3/90 NURSERY AVENUE
FRANKSTON VIC 3199**

Sold Price

\$466,000

Sold Date

31-Mar-25

 2

 1

 1

Distance

0.91km



**3/33A ORWIL STREET
FRANKSTON VIC 3199**

Sold Price

\$462,000

Sold Date

29-Mar-25

 2

 1

 1

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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