

## 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

9 BELL STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$979,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,000

Property type

House

Suburb

Frankston

Period-from

01 Dec 2024

to

30 Nov 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

|                                                    |           |           |
|----------------------------------------------------|-----------|-----------|
| 3 WILLIAMS STREET FRANKSTON VIC 3199               | \$950,000 | 01-Dec-25 |
| 2/35 OVERPORT ROAD FRANKSTON SOUTH VIC 3199        | \$885,000 | 24-Oct-25 |
| 3/25-27 BRUARONG CRESCENT FRANKSTON SOUTH VIC 3199 | \$945,000 | 12-Dec-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: 19 December 2025

Luke Magree  
P 0499993291  
M 0499993291  
E luke.magree@obrienrealestate.com.au



### 3 WILLIAMS STREET FRANKSTON VIC 3199

 2  2  1

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date

**01-Dec-25**

Distance

**0.51km**



### 2/35 OVERPORT ROAD FRANKSTON SOUTH VIC 3199

 2  2  1

Sold Price

**\$885,000**

Sold Date

**24-Oct-25**

Distance

**1.21km**



### 3/25-27 BRUARONG CRESCENT FRANKSTON SOUTH VIC 3199

 2  2  2

Sold Price

<sup>RS</sup> **\$945,000**

Sold Date

**12-Dec-25**

Distance

**1.28km**



### 24 GWENO AVENUE FRANKSTON VIC 3199

 4  2  2

Sold Price

**\$1,172,000**

Sold Date

**17-Sep-25**

Distance

**0.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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