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 HEATH 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	$540,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$582,000	Property type	Unit	Suburb	Frankston
Period-from	01 Jun 2025	to	31 May 2026	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
1/73-75 BEACH STREET FRANKSTON VIC 3199	$550,000	12-May-26
3/10-12 BLOOM STREET FRANKSTON VIC 3199	$572,000	06-Feb-26
5/1A LEE STREET FRANKSTON VIC 3199	$580,000	27-Jan-26

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 June 2026

OBrien Real Estate

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1/73-75 BEACH STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS **$550,000** Sold Date **12-May-26**

Distance **0.76km**



3/10-12 BLOOM STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$572,000** Sold Date **06-Feb-26**

Distance **0.85km**



5/1A LEE STREET FRANKSTON VIC 3199

3 1 1

Sold Price **$580,000** Sold Date **27-Jan-26**

Distance **1.77km**

RS = Recent sale **UN** = Undisclosed Sale

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