

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

9/41 ORWIL 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

\$575,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2025

to

31 Jul 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

20/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$580,000	10-Jun-26
3/22 LEONARD STREET FRANKSTON VIC 3199	\$620,000	07-May-26
124A MCMAHONS ROAD FRANKSTON VIC 3199	\$626,000	06-Jul-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: 25 August 2026

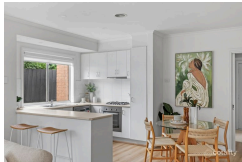
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**20/85 ASHLEIGH AVENUE
FRANKSTON VIC 3199**
 2  1  1

Sold Price **\$580,000** Sold Date **10-Jun-26**

Distance **1.49km**

**3/22 LEONARD STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price **\$620,000** Sold Date **07-May-26**

Distance **1.48km**

**124A MCMAHONS ROAD
FRANKSTON VIC 3199**
 2  1  1

Sold Price ^{RS} **\$626,000** Sold Date **06-Jul-26**

Distance **0.85km**
RS = Recent sale

UN = Undisclosed Sale

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