

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

3/41 YUILLE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2025

to

30 Jun 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

8/41 YUILLE STREET FRANKSTON VIC 3199	\$880,000	03-Mar-26
3/8 CECIL STREET FRANKSTON VIC 3199	\$850,000	20-Feb-26
1/5 MELVILLE AVENUE FRANKSTON VIC 3199	\$850,000	29-Apr-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: 30 July 2026



**8/41 YUILLE STREET FRANKSTON
VIC 3199**

Sold Price

\$880,000

Sold Date **03-Mar-26**

 3
  2
  2

Distance **0.04km**



**3/8 CECIL STREET FRANKSTON
VIC 3199**

Sold Price

\$850,000

Sold Date **20-Feb-26**

 3
  2
  2

Distance **0.1km**



**1/5 MELVILLE AVENUE
FRANKSTON VIC 3199**

Sold Price

Sold Date **29-Apr-26**

 3
  2
  2

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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