

## 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

1/13 GEORGE 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

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2025

to

31 Mar 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

5/11 WILLIAMS STREET FRANKSTON VIC 3199	\$610,000	20-Mar-26
2/14 VERA STREET FRANKSTON VIC 3199	\$595,000	24-Mar-26
4/2-4 JAMES STREET FRANKSTON VIC 3199	\$558,000	30-Nov-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: 25 April 2026

Jared McGovern

P 9783 0688

M 0432920029

E jared.mcgovern@obrienrealestate.com.au



**5/11 WILLIAMS STREET  
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$610,000** Sold Date **20-Mar-26**

Distance **0.47km**



**2/14 VERA STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price <sup>RS</sup> **\$595,000** Sold Date **24-Mar-26**

Distance **1.08km**



**4/2-4 JAMES STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price **\$558,000** Sold Date **30-Nov-25**

Distance **1.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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