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	11/316 SKYE ROAD 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	$539,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	Unit	Suburb	Frankston
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
1/69 ARMATA CRESCENT FRANKSTON NORTH VIC 3200	$591,000	20-May-25
6/35-37 NOLAN STREET FRANKSTON VIC 3199	$560,000	31-Mar-25
2/59 YUILLE STREET FRANKSTON VIC 3199	$585,000	11-Apr-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: 18 June 2025

OBrien Real Estate

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1/69 ARMATA CRESCENT FRANKSTON NORTH VIC 3200

3 1 -

Sold Price RS $591,000 Sold Date 20-May-25

Distance 2.57km

6/35-37 NOLAN STREET FRANKSTON VIC 3199

3 1 2

Sold Price $560,000 Sold Date 31-Mar-25

Distance 4.19km

2/59 YUILLE STREET FRANKSTON VIC 3199

3 1 1

Sold Price RS $585,000 Sold Date 11-Apr-25

Distance 4.26km

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

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