

## 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

3/1A SKYE ROAD 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

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

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

11/1-3 SKYE ROAD FRANKSTON VIC 3199	\$560,000	27-Jan-26
4A WOODLEA COURT FRANKSTON VIC 3199	\$570,000	30-Jan-25
53A ORWIL STREET FRANKSTON VIC 3199	\$655,000	11-May-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: 13 June 2026

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**11/1-3 SKYE ROAD FRANKSTON  
VIC 3199**

 2  1  1

Sold Price **\$560,000** Sold Date **27-Jan-26**

Distance **0.04km**



**4A WOODLEA COURT  
FRANKSTON VIC 3199**

 2  1  2

Sold Price **\$570,000** Sold Date **30-Jan-25**

Distance **0.32km**



**53A ORWIL STREET FRANKSTON  
VIC 3199**

 3  1  1

Sold Price <sup>RS</sup> **\$655,000** Sold Date **11-May-26**

Distance **0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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