

## 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

6 BURNS 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Dec 2024

to

30 Nov 2025

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 12 VICTORIA PARADE FRANKSTON VIC 3199 | \$899,000 | 18-Sep-25 |
| 1A MELVIN STREET FRANKSTON VIC 3199   | \$912,000 | 05-Nov-25 |
| 13 BIRDWOOD STREET FRANKSTON VIC 3199 | \$959,000 | 16-Jul-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: 01 December 2025

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**12 VICTORIA PARADE FRANKSTON  
VIC 3199**

Sold Price

<sup>RS</sup> **\$899,000** <sup>UN</sup>

Sold Date

**18-Sep-25**

 3  2  2

Distance

**0.58km**



**1A MELVIN STREET FRANKSTON  
VIC 3199**

Sold Price

<sup>RS</sup> **\$912,000** <sup>UN</sup>

Sold Date

**05-Nov-25**

 3  1  2

Distance

**0.64km**



**13 BIRDWOOD STREET  
FRANKSTON VIC 3199**

Sold Price

**\$959,000**

Sold Date

**16-Jul-25**

 3  2  -

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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