

## 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

2/73 YUILLE 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2025

to

28 Feb 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

2/40-42 WILLIAMS STREET FRANKSTON VIC 3199	\$635,000	30-Oct-25
2/14 VERA STREET FRANKSTON VIC 3199	\$595,000	24-Mar-26
4/16-18 BURNS STREET FRANKSTON VIC 3199	\$592,000	15-Oct-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: 30 March 2026

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**2/40-42 WILLIAMS STREET  
 FRANKSTON VIC 3199**

2 1 2

Sold Price **\$635,000** Sold Date **30-Oct-25**

Distance **0.68km**



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

2 1 1

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

Distance **0.83km**



**4/16-18 BURNS STREET  
 FRANKSTON VIC 3199**

2 1 1

Sold Price **\$592,000** Sold Date **15-Oct-25**

Distance **1.14km**

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

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