

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

1/67 PLAYNE STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,000

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

1/32 BIRDWOOD STREET FRANKSTON VIC 3199	\$505,000	04-Mar-26
14/8-10 JOY STREET FRANKSTON VIC 3199	\$508,000	04-Feb-26
1/73-75 BEACH STREET FRANKSTON VIC 3199	\$550,000	12-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: 05 June 2026

Tia Milne

M 0433299925

E tia.milne@obrienrealestate.com.au



**1/32 BIRDWOOD STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$505,000** Sold Date **04-Mar-26**

Distance **0.43km**



**14/8-10 JOY STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$508,000** Sold Date **04-Feb-26**

Distance **0.48km**



**1/73-75 BEACH STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$550,000** Sold Date **12-May-26**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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