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	8/12-14 HILL 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	$590,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Frankston
Period-from	01 Apr 2025	to	31 Mar 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
3/15-17 DEANE STREET FRANKSTON VIC 3199	$650,000	24-Mar-26
1/5 DEANE STREET FRANKSTON VIC 3199	$650,000	13-Feb-26
1/13 ST JOHNS AVENUE FRANKSTON VIC 3199	$644,000	22-Mar-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: 07 April 2026

OBrien Real Estate

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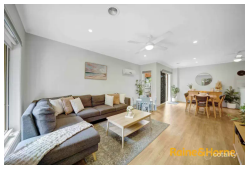
3/15-17 DEANE STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS $650,000 Sold Date 24-Mar-26

Distance 0.32km



1/5 DEANE STREET FRANKSTON VIC 3199

2 1 1

Sold Price Sold Date 13-Feb-26

Distance 0.41km

1/13 ST JOHNS AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price RS $644,000 Sold Date 22-Mar-26

Distance 0.58km

2/7 MENA STREET FRANKSTON VIC 3199

3 2 1

Sold Price RS $660,000 Sold Date 03-Feb-26

Distance 0.68km

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

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