

## 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

16 ROYLE 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

\$630,000

&

\$693,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

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

10 PINE STREET FRANKSTON NORTH VIC 3200	\$639,500	07-Mar-26
2 STRINGYBARK CRESCENT FRANKSTON NORTH VIC 3200	\$637,000	07-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: 18 March 2026

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**10 PINE STREET FRANKSTON  
NORTH VIC 3200**

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Sold Price

<sup>RS</sup>**\$639,500**

Sold Date

**07-Mar-26**

Distance

**2.07km****2 STRINGYBARK CRESCENT  
FRANKSTON NORTH VIC 3200**

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Sold Price

<sup>RS</sup>**\$637,000**

Sold Date

**07-Mar-26**

Distance

**2.35km****RS** = Recent sale**UN** = Undisclosed Sale

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