

## 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

36A ORWIL 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

\$898,000

&

\$985,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2025

to

31 Jan 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 57 ORWIL STREET FRANKSTON VIC 3199   | \$815,000 | 11-May-25 |
| 1 ORWIL STREET FRANKSTON VIC 3199    | \$890,000 | 31-May-25 |
| 1/60 ORWIL STREET FRANKSTON VIC 3199 | \$790,558 | 25-Sep-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: 10 February 2026

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**57 ORWIL STREET FRANKSTON  
VIC 3199**

3 2 1

Sold Price

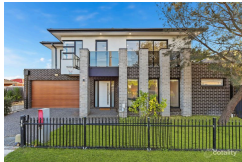
**\$815,000**

Sold Date

**11-May-25**

Distance

**0.18km**



**1 ORWIL STREET FRANKSTON VIC  
3199**

4 2 2

Sold Price

**\$890,000**

Sold Date

**31-May-25**

Distance

**0.42km**



**1/60 ORWIL STREET FRANKSTON  
VIC 3199**

3 2 2

Sold Price

**\$790,558**

Sold Date

**25-Sep-25**

Distance

**0.24km**



**182 MCMAHONS ROAD  
FRANKSTON VIC 3199**

4 2 2

Sold Price

**\$925,000**

Sold Date

**14-Oct-25**

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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