

SAMPLE – STATEMENT OF INFORMATION

19/1A LEE STREET, FRANKSTON VIC 3199

SAMPLE DOCUMENT – NOT AN APPROVED OR LEGALLY VALID STATEMENT OF INFORMATION

Property offered for sale

Address	19/1A Lee Street, Frankston VIC 3199
Property type	Unit / residential property

Indicative selling price

Indicative selling price	\$510,000 – \$560,000
Note	Illustrative sample range only. The final price must be determined and substantiated by the selling agent.

Median sale price

Median price	\$585,000 (illustrative sample figure)
Property type	Unit
Suburb	Frankston
Period / source	Sample only – replace with the current eligible median data and source before use

Comparable property sales

The following examples are provided for demonstration purposes only. They are not intended to represent the three legally required comparable sales for the property and must be replaced with verified comparable sales selected by the agent.

Address of comparable property	Price	Date of sale
Comparable sale 1 – TO BE VERIFIED	\$XXX,XXX	DD/MM/YYYY
Comparable sale 2 – TO BE VERIFIED	\$XXX,XXX	DD/MM/YYYY
Comparable sale 3 – TO BE VERIFIED	\$XXX,XXX	DD/MM/YYYY

Property details used for this sample

Bedrooms	2
Bathrooms	1
Car spaces	1
Land size	240 m ²
Year built	1985

Important compliance note

This sample has been structured around the Victorian Statement of Information requirements for a single residential property in the Melbourne metropolitan area. Before being used in an actual sale, the indicative selling price, median sale price, comparable sales, dates, source information and preparation date must be checked and completed by the relevant licensed estate agent. The approved Consumer Affairs Victoria form should be used for an actual Statement of Information.

Prepared: 28 August 2026 (sample)

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