

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

3/74 HIGH 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

\$600,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2025

to

31 Aug 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

1/29 BURNS STREET FRANKSTON VIC 3199	\$520,000	28-May-26
5/15 HEATHERHILL ROAD FRANKSTON VIC 3199	\$550,000	07-Aug-26
23/242 CRANBOURNE ROAD FRANKSTON VIC 3199	\$545,000	29-Jul-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: 10 September 2026



**1/29 BURNS STREET FRANKSTON
VIC 3199**

Sold Price

\$520,000

Sold Date **28-May-26**

2 1 1

Distance **0.78km**



**5/15 HEATHERHILL ROAD
FRANKSTON VIC 3199**

Sold Price

^{RS} **\$550,000**

Sold Date **07-Aug-26**

2 1 1

Distance **1.4km**



**23/242 CRANBOURNE ROAD
FRANKSTON VIC 3199**

Sold Price

^{RS} **\$545,000**

Sold Date **29-Jul-26**

2 1 2

Distance **2.77km**

RS = Recent sale

UN = Undisclosed Sale

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