

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

7/28-30 MEREWETHER AVENUE 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

\$515,555

&

\$555,555

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

9/35 SHERIDAN AVENUE FRANKSTON VIC 3199	\$525,000	23-Apr-25
2/5-9 SHERIDAN AVENUE FRANKSTON VIC 3199	\$515,000	24-Nov-24
2/19 EBDAL STREET FRANKSTON VIC 3199	\$540,000	02-Feb-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: 20 April 2026



**9/35 SHERIDAN AVENUE
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$525,000** Sold Date **23-Apr-25**

Distance **0.08km**



**2/5-9 SHERIDAN AVENUE
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$515,000** Sold Date **24-Nov-24**

Distance **0.16km**



**2/19 EBDAL STREET FRANKSTON
VIC 3199**

3 1 1

Sold Price **\$540,000** Sold Date **02-Feb-26**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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