

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

6/435 NEPEAN HIGHWAY 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

\$165,000

&

\$180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

508/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$215,000	17-Jan-25
23/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$180,000	21-Jul-24
12/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$170,000	07-Apr-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: 05 May 2025



**508/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

1 1 -

Sold Price

^{RS}

\$215,000

Sold Date

17-Jan-25

Distance

0km



**23/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

1 1 -

Sold Price

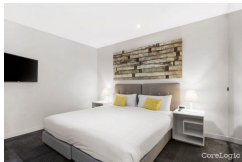
\$180,000

Sold Date

21-Jul-24

Distance

0km



**12/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

1 1 -

Sold Price

^{RS}

\$170,000

Sold Date

07-Apr-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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