

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

9/36-38 DENBIGH 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2024

to

30 Sep 2025

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

1/17 CATHERINE PARADE FRANKSTON VIC 3199	\$662,000	16-Aug-25
1/161 BEACH STREET FRANKSTON VIC 3199	\$630,000	17-May-25
81B FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199	\$620,000	16-Jun-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: 01 October 2025



Michael McClure

P 8781 3888

M 0403 736 761

E michael.mcclure@eview.com.au



**1/17 CATHERINE PARADE
FRANKSTON VIC 3199**

3 1 1

Sold Price

^{RS}

\$662,000

Sold Date

16-Aug-25

Distance

1.43km



**1/161 BEACH STREET FRANKSTON
VIC 3199**

3 1 2

Sold Price

\$630,000

Sold Date

17-May-25

Distance

1.79km



**81B FRANKSTON-FLINDERS ROAD
FRANKSTON VIC 3199**

3 1 1

Sold Price

\$620,000

Sold Date

16-Jun-25

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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