

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 HOOD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

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

2 ALICE GROVE FRANKSTON VIC 3199	\$785,000	26-Mar-26
81 BEACH STREET FRANKSTON VIC 3199	\$800,000	26-Feb-26
83 BEACH STREET FRANKSTON VIC 3199	\$856,000	26-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: 27 April 2026



2 ALICE GROVE FRANKSTON VIC 3199

Sold Price

^{RS} **\$785,000**

Sold Date **26-Mar-26**

 3  1  1

Distance **1.66km**



81 BEACH STREET FRANKSTON VIC 3199

Sold Price

\$800,000

Sold Date **26-Feb-26**

 3  1  1

Distance **1.41km**



83 BEACH STREET FRANKSTON VIC 3199

Sold Price

\$856,000

Sold Date **26-Feb-26**

 3  1  1

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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