

## 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

2/24 CLIFF ROAD FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,300,000

&

\$2,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Frankston

Period-from

01 May 2025

to

30 Apr 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

11 HOPES RISE FRANKSTON SOUTH VIC 3199	\$2,250,000	27-Feb-26
36 CLIFF ROAD FRANKSTON VIC 3199	\$2,700,000	18-Dec-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: 13 May 2026



**11 HOPES RISE FRANKSTON SOUTH VIC 3199** Sold Price <sup>RS</sup> **\$2,250,000** Sold Date **27-Feb-26**

4 2 2

Distance **0.75km**



**36 CLIFF ROAD FRANKSTON VIC 3199** Sold Price **\$2,700,000** Sold Date **18-Dec-25**

4 3 3

Distance **0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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