

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

1/36 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2025

to

31 Aug 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

5/20 MEREWETHER AVENUE FRANKSTON VIC 3199	\$675,000	20-Apr-26
35/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$649,000	17-Mar-26
53A ORWIL STREET FRANKSTON VIC 3199	\$655,000	28-Apr-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.~~

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**5/20 MEREWEEATHER AVENUE
FRANKSTON VIC 3199**

3 1 1

Sold Price **\$675,000** Sold Date **20-Apr-26**

Distance **0.11km**



**35/95 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

3 1 2

Sold Price **\$649,000** Sold Date **17-Mar-26**

Distance **1.63km**



**53A ORWIL STREET FRANKSTON
VIC 3199**

3 1 1

Sold Price **\$655,000** Sold Date **28-Apr-26**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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