

## 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

4/74 HIGH STREET 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

\$479,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Storage unit

Suburb

Frankston

Period-from

01 Feb 2025

to

31 Jan 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

8/74-76 BEACH STREET FRANKSTON VIC 3199	\$440,000	21-Nov-25
2/18 LEWIS STREET FRANKSTON VIC 3199	\$470,000	30-Oct-25
47/2 SPRAY STREET FRANKSTON VIC 3199	\$470,000	04-Sep-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.~~

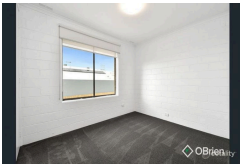
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**8/74-76 BEACH STREET  
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$440,000** Sold Date **21-Nov-25**

Distance **0.96km**



**2/18 LEWIS STREET FRANKSTON  
VIC 3199**

2 1 1

Sold Price **\$470,000** Sold Date **30-Oct-25**

Distance **1.16km**



**47/2 SPRAY STREET FRANKSTON  
VIC 3199**

2 1 1

Sold Price Sold Date **04-Sep-25**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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