

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

2/14 VERA 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

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

2/41 DEANE STREET FRANKSTON VIC 3199	\$525,000	29-Sep-25
4/2-4 JAMES STREET FRANKSTON VIC 3199	\$558,000	30-Nov-25
1/77-79 PLAYNE STREET FRANKSTON VIC 3199	\$561,000	13-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.~~

This Statement of Information was prepared on: 16 February 2026


**2/41 DEANE STREET FRANKSTON
VIC 3199**

Sold Price

\$525,000

Sold Date

29-Sep-25
 2

 1

 1

Distance

0.74km

**4/2-4 JAMES STREET FRANKSTON
VIC 3199**

Sold Price

\$558,000

Sold Date

30-Nov-25
 2

 1

 1

Distance

1.12km

**1/77-79 PLAYNE STREET
FRANKSTON VIC 3199**

Sold Price

\$561,000

Sold Date

13-Sep-25
 2

 1

 1

Distance

1.07km
RS = Recent sale

UN = Undisclosed Sale

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