

## 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

62 COOGEE AVENUE 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2025

to

31 May 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

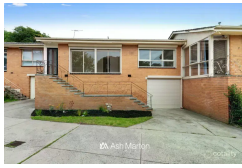
Date of sale

3/52 WILLIAMS STREET FRANKSTON VIC 3199	\$595,000	31-Mar-26
2/17-19 GEORGE STREET FRANKSTON VIC 3199	\$580,000	01-May-26
5/48-50 HIGH STREET FRANKSTON VIC 3199	\$606,000	23-May-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: 09 June 2026


**3/52 WILLIAMS STREET  
FRANKSTON VIC 3199**
 2   
  1   
  1

 Sold Price    **\$595,000**    Sold Date    **31-Mar-26**

 Distance    **2.14km**

**2/17-19 GEORGE STREET  
FRANKSTON VIC 3199**
 2   
  1   
  1

 Sold Price    <sup>RS</sup> **\$580,000**    Sold Date    **01-May-26**

 Distance    **2.18km**

**5/48-50 HIGH STREET  
FRANKSTON VIC 3199**
 2   
  1   
  2

 Sold Price    <sup>RS</sup> **\$606,000**    Sold Date    **23-May-26**

 Distance    **2.33km**

RS = Recent sale

UN = Undisclosed Sale

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