

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

1/5 DEANE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2025

to

31 Dec 2025

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

10/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	638000	03-Dec-25
6/34 CORAL STREET FRANKSTON VIC 3199	610000	18-Jul-25
5/11 DEANE STREET FRANKSTON VIC 3199	620000	25-Nov-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: 14 January 2026

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10/85 ASHLEIGH AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price

^{RS}

638000

Sold Date

03-Dec-25

Distance

0.95km



6/34 CORAL STREET FRANKSTON VIC 3199

2 1 1

Sold Price

610000

Sold Date

18-Jul-25

Distance

0.91km



5/11 DEANE STREET FRANKSTON VIC 3199

2 1 2

Sold Price

^{RS}

620000

Sold Date

25-Nov-25

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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