

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
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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

^{RS} **620000** Sold Date **25-Nov-25**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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