

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

3/84 HIGH 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2024

to

31 Aug 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

2/58 HIGH STREET FRANKSTON VIC 3199	\$650,000	09-Jul-25
19/54-58 WILLIAMS STREET FRANKSTON VIC 3199	\$650,000	30-Aug-25
3/3 DELL ROAD FRANKSTON VIC 3199	\$600,000	23-Jun-24

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: 29 September 2025

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**2/58 HIGH STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$650,000

Sold Date

09-Jul-25

Distance

0.21km



**19/54-58 WILLIAMS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

^{RS} **\$650,000**

Sold Date

30-Aug-25

Distance

0.35km



**3/3 DELL ROAD FRANKSTON VIC
3199**

 2  1  1

Sold Price

\$600,000

Sold Date

23-Jun-24

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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