

# 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 19/435 Nepean Highway, Frankston, VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$199,950

&

\$219,945

### Median sale price

Median price

\$736,500

Property Type

House

Suburb

Frankston (3199)

Period - From

01/01/2024

to

31/12/2024

Source

Pricefinder

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
4/325 NEPEAN HIGHWAY, FRANKSTON VIC 3199	\$200,000	15/11/2024
204/16 CLYDE STREET, FRANKSTON VIC 3199	\$205,000	06/11/2024
2/325 NEPEAN HIGHWAY, FRANKSTON VIC 3199	\$211,601	21/09/2024

This Statement of Information was prepared on: 30/01/2025