

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 COONAC PLACE 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

\$860,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2025

to

31 Aug 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

4 COONAC PLACE FRANKSTON VIC 3199	\$890,000	19-Mar-26
44 COPROSMA AVENUE FRANKSTON VIC 3199	\$860,000	12-Apr-26
24 PAISLEY DRIVE FRANKSTON VIC 3199	\$895,000	17-Mar-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: 14 September 2026



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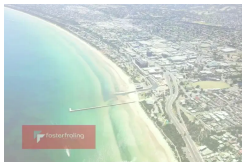


**4 COONAC PLACE FRANKSTON
VIC 3199**

4 2 2

Sold Price **\$890,000** Sold Date **19-Mar-26**

Distance **0.06km**

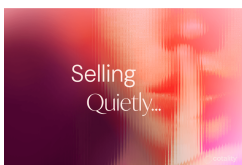


**44 COPROSMA AVENUE
FRANKSTON VIC 3199**

6 3 2

Sold Price **\$860,000** Sold Date **12-Apr-26**

Distance **0.12km**



**24 PAISLEY DRIVE FRANKSTON
VIC 3199**

5 2 1

Sold Price **\$895,000** Sold Date **17-Mar-26**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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