

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

10/256 CRANBOURNE ROAD 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2025

to

31 Jul 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

5/24 MUIR STREET FRANKSTON VIC 3199	\$595,000	18-Jun-26
20/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$580,000	10-Jun-26
3 SCREEN STREET FRANKSTON VIC 3199	\$575,000	31-Jul-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: 18 August 2026


**5/24 MUIR STREET FRANKSTON
VIC 3199**

 2
  1
  1

Sold Price

\$595,000

Sold Date

18-Jun-26

Distance

3.57km

**20/85 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 2
  1
  1

Sold Price

\$580,000

Sold Date

10-Jun-26

Distance

1.51km

**3 SCREEN STREET FRANKSTON
VIC 3199**

 2
  1
  1

Sold Price

^{RS}**\$575,000**

Sold Date

31-Jul-26

Distance

1.7km
RS = Recent sale

UN = Undisclosed Sale

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