

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

11/44 FRANK 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2024

to

31 Jul 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

13/44 FRANK STREET FRANKSTON VIC 3199	\$547,000	09-Apr-25
9/96 CRANBOURNE ROAD FRANKSTON VIC 3199	\$542,500	09-Apr-25
27/316 SKYE ROAD FRANKSTON VIC 3199	\$505,000	05-Aug-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: 11 August 2025



13/44 FRANK STREET FRANKSTON VIC 3199 Sold Price **\$547,000** Sold Date **09-Apr-25**

 2  1  1

Distance **0km**



9/96 CRANBOURNE ROAD FRANKSTON VIC 3199 Sold Price **\$542,500** Sold Date **09-Apr-25**

 2  1  2

Distance **1.12km**



27/316 SKYE ROAD FRANKSTON VIC 3199 Sold Price ^{RS} **\$505,000** Sold Date **05-Aug-25**

 2  1  1

Distance **2.02km**



37 CAMPBELL STREET FRANKSTON VIC 3199 Sold Price **\$557,500** Sold Date **07-Mar-25**

 2  1  1

Distance **0.69km**

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

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