

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

18/392-394 Nepean Highway, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$545,000

Median sale price

Median price \$760,000 Property Type House Suburb Frankston

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 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
1	19/392-394 Nepean Hwy FRANKSTON 3199	\$500,000	25/08/2025
2	5/34 Williams St FRANKSTON 3199	\$533,000	14/07/2025
3	203/147 Beach St FRANKSTON 3199	\$545,000	07/06/2025

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 six months.~~

This Statement of Information was prepared on:

24/09/2025 14:50



Property Type:
Agent Comments

Indicative Selling Price
\$530,000 - \$545,000
Median House Price
Year ending June 2025: \$760,000

Comparable Properties

19/392-394 Nepean Hwy FRANKSTON 3199 (REI)

Agent Comments



Price: \$500,000
Method:
Date: 25/08/2025
Property Type: House

5/34 Williams St FRANKSTON 3199 (REI)

Agent Comments



Price: \$533,000
Method:
Date: 14/07/2025
Property Type: House

203/147 Beach St FRANKSTON 3199 (REI)

Agent Comments



Price: \$545,000
Method:
Date: 07/06/2025
Property Type: House