

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

18/63 FRANKSTON-FLINDERS 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2025

to

28 Feb 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

6/7 LARDNER ROAD FRANKSTON VIC 3199	\$527,000	29-Apr-25
2/14 VERA STREET FRANKSTON VIC 3199	\$525,000	09-Apr-25
4/28-30 ROBERTS STREET FRANKSTON VIC 3199	\$542,000	22-Mar-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: 19 March 2026



6/7 LARDNER ROAD FRANKSTON VIC 3199

Sold Price

\$527,000

Sold Date

29-Apr-25


2



1



1

Distance

0.2km


2/14 VERA STREET FRANKSTON VIC 3199

Sold Price

\$525,000

Sold Date

09-Apr-25


2



1



1

Distance

0.24km


4/28-30 ROBERTS STREET FRANKSTON VIC 3199

Sold Price

\$542,000

Sold Date

22-Mar-25


2



1



1

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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