

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

2/1 ADDICOTT 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

\$580,000

&

\$620,000

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

2/26 JAMES STREET FRANKSTON VIC 3199	\$622,500	23-May-26
1 KELMAN STREET FRANKSTON VIC 3199	\$641,000	25-Mar-26
5/1A LEONARD STREET FRANKSTON VIC 3199	\$630,000	23-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



2/26 JAMES STREET FRANKSTON VIC 3199

 2
  1
  1

Sold Price

\$622,500

Sold Date **23-May-26**

Distance

0.31km


1 KELMAN STREET FRANKSTON VIC 3199

 2
  1
  1

Sold Price

\$641,000

Sold Date **25-Mar-26**

Distance

0.36km


5/1A LEONARD STREET FRANKSTON VIC 3199

 2
  2
  1

Sold Price

^{RS} **\$630,000**

Sold Date **23-Jul-26**

Distance

0.36km
RS = Recent sale

UN = Undisclosed Sale

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