

# 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 Netherbrae Road, Frankston Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$675,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb Frankston

Period - From 01/01/2024 to 31/12/2024 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	2/3 Vermay Av FRANKSTON 3199	\$615,000	28/03/2025
2	2/6 Ashleigh St FRANKSTON 3199	\$665,000	24/02/2025
3			

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:

31/03/2025 17:11



 3  

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$675,000  
**Median Unit Price**  
Year ending December 2024: \$530,000

## Comparable Properties



**2/3 Vermay Av FRANKSTON 3199 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 28/03/2025  
**Property Type:** Unit  
**Land Size:** 326 sqm approx



**2/6 Ashleigh St FRANKSTON 3199 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 24/02/2025  
**Property Type:** Unit  
**Land Size:** 270 sqm approx

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.