

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

2/6 Argyle Street, Frankston Vic 3199

Indicative selling price

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

Range between \$540,000 & \$575,000

Median sale price

Median price

\$532,000

Property Type

Unit

Suburb

Frankston

Period - From

01/10/2024

to

30/09/2025

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	1a McMahons Rd FRANKSTON 3199	\$538,000	19/08/2025
2	5/34 Williams St FRANKSTON 3199	\$535,000	30/07/2025
3	10/21-23 Williams St FRANKSTON 3199	\$600,000	21/07/2025

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:

06/10/2025 13:41



Property Type:
Agent Comments

Indicative Selling Price
\$540,000 - \$575,000
Median Unit Price
Year ending September 2025: \$532,000

Comparable Properties



1a McMahons Rd FRANKSTON 3199 (REI)

Agent Comments



Price: \$538,000
Method: Private Sale
Date: 19/08/2025
Property Type: House
Land Size: 376 sqm approx



5/34 Williams St FRANKSTON 3199 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 30/07/2025
Property Type: Unit



10/21-23 Williams St FRANKSTON 3199 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 21/07/2025
Property Type: Unit
Land Size: 209 sqm approx

Account - Fosterfroling Real Estate | P: 03 9781 3366