

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

2/74B WILLIAMS 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

\$815,000

&

\$895,000

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

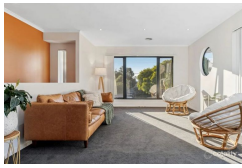
Date of sale

8/41 YUILLE STREET FRANKSTON VIC 3199	\$880,000	03-Mar-26
1/5 MELVILLE AVENUE FRANKSTON VIC 3199	\$850,000	29-Apr-26
2/101 FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199	\$830,000	20-May-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: 24 August 2026



8/41 YUILLE STREET FRANKSTON VIC 3199

3 2 2

Sold Price

\$880,000

Sold Date

03-Mar-26

Distance

0.21km



1/5 MELVILLE AVENUE FRANKSTON VIC 3199

3 2 2

Sold Price

\$850,000

Sold Date

29-Apr-26

Distance

0.59km



2/101 FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price

\$830,000

Sold Date

20-May-26

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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