

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

205/435 NEPEAN HIGHWAY 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

\$189,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Business

Suburb

Frankston

Period-from

01 Aug 2024

to

31 Jul 2025

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

7/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$183,800	26-Jul-25
12/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$170,000	07-Apr-25
14/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$185,000	03-Jun-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: 20 August 2025

**7/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

1 1 -

Sold Price

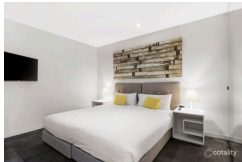
RS

\$183,800

Sold Date

26-Jul-25

Distance

0km**12/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

1 1 1

Sold Price

RS

\$170,000

Sold Date

07-Apr-25

Distance

0km**14/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

1 1 -

Sold Price

\$185,000

Sold Date

03-Jun-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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