

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

210/435 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

\$180,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

508/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$215,000	17-Jan-25
4/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$185,000	07-Nov-24
2/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$218,000	29-Nov-24

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: 13 May 2025



**508/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 1  1  -

Sold Price

^{RS}

\$215,000

Sold Date

17-Jan-25

Distance

0.01km



**4/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 3  1  1

Sold Price

\$185,000

Sold Date

07-Nov-24

Distance

0.01km



**2/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 1  -  -

Sold Price

\$218,000

Sold Date

29-Nov-24

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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