

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

212/435 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

\$119,500

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

10/14 SANDPIPER PLACE FRANKSTON VIC 3199	\$110,000	25-Apr-25
32/14 SANDPIPER PLACE FRANKSTON VIC 3199	\$125,000	16-Jun-25
34/14 SANDPIPER PLACE FRANKSTON VIC 3199	\$115,000	24-Mar-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



10/14 SANDPIPER PLACE FRANKSTON VIC 3199

1 1 1

Sold Price

\$110,000

Sold Date **25-Apr-25**

Distance **3.14km**



32/14 SANDPIPER PLACE FRANKSTON VIC 3199

1 1 1

Sold Price

\$125,000

Sold Date **16-Jun-25**

Distance **3.14km**



34/14 SANDPIPER PLACE FRANKSTON VIC 3199

1 1 1

Sold Price

\$115,000

Sold Date **24-Mar-25**

Distance **3.14km**



7/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

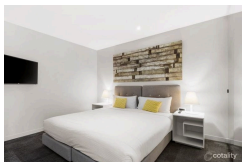
1 1 -

Sold Price

^{RS} **\$183,800**

Sold Date **26-Jul-25**

Distance **0.17km**



12/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

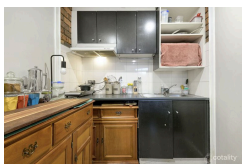
1 1 1

Sold Price

^{RS} **\$170,000**

Sold Date **07-Apr-25**

Distance **0.17km**



47/325 NEPEAN HIGHWAY FRANKSTON VIC 3199

1 1 1

Sold Price

\$135,000

Sold Date **14-Jun-25**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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