

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

25/105 MCMAHONS ROAD 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2024

to

31 Aug 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

11/44 FRANK STREET FRANKSTON VIC 3199	\$602,500	14-Aug-25
2/1A LEONARD STREET FRANKSTON VIC 3199	\$582,000	04-Jul-25
6/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$570,500	23-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: 22 September 2025



**11/44 FRANK STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$602,500

Sold Date **14-Aug-25**

Distance **0.67km**



**2/1A LEONARD STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$582,000

Sold Date **04-Jul-25**

Distance **0.77km**



**6/95 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$570,500

Sold Date **23-Jun-25**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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