

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

3/402 Nepean Highway, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$435,000

Median sale price

Median price

\$538,750

Property Type

Unit

Suburb

Frankston

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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 six 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
1	6/14 Hope Ct FRANKSTON 3199	\$512,000	11/09/2025
2	10/339-341 Nepean Hwy FRANKSTON 3199	\$495,000	01/09/2025
3	2/305 Nepean Hwy FRANKSTON 3199	\$472,500	15/07/2025

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 six months.~~

This Statement of Information was prepared on:

17/09/2025 15:11



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$435,000

Median Unit Price

Year ending June 2025: \$538,750

Comparable Properties



6/14 Hope Ct FRANKSTON 3199 (REI)

Agent Comments

 2  1  1

Price: \$512,000

Method: Private Sale

Date: 11/09/2025

Property Type: Unit

Land Size: 210 sqm approx



10/339-341 Nepean Hwy FRANKSTON 3199 (REI)

Agent Comments

 2  1  1

Price: \$495,000

Method: Private Sale

Date: 01/09/2025

Property Type: Unit

2/305 Nepean Hwy FRANKSTON 3199 (REI/VG)

Agent Comments

 2  1  1

Price: \$472,500

Method: Private Sale

Date: 15/07/2025

Property Type: Unit

Account - Fosterfroling Real Estate | P: 03 9781 3366