Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/402 Nepean Highway, Frankston Vic 3199
Including suburb and	
postcode	

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$5	538,750	Pro	perty Type	Unit		Suburb	Frankston
Period - From 01	1/07/2024	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

Aut	areas or comparable property	1 1100	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



Date of sale







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)

Price: \$512,000 Method: Private Sale Date: 11/09/2025 Property Type: Unit

Land Size: 210 sqm approx

Agent Comments



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

2

Price: \$495,000 Method: Private Sale Date: 01/09/2025 Property Type: Unit

Agent Comments

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

Price: \$472,500 Method: Private Sale Date: 15/07/2025 Property Type: Unit

Agent Comments

Account - Fosterfroling Real Estate | P: 03 9781 3366





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