



FROG PROPERTY

Sales & Management

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

**4/11 Shaftesbury Street, 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

\$520,000

&

\$560,000

Median sale price

Median price

\$542,250

Property type

Unit

Suburb

Frankston

Period - From

01 July 2024

to

30 June 2025

Source



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
4/17-21 Mount View Court, Frankston VIC 3199	\$530,000	01/07/2025
2/21 Cranbourne Road, Frankston VIC 3199	\$525,000	30/06/2025
1/10 St Johns Avenue, Frankston VIC 3199	\$570,000	01/06/2025

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: 13 August 2025

consumer.vic.gov.au

PO Box 418 Seaford VIC 3198

www.FrogProperty.com.au

Frog Property Sales & Management

ABN: 77 157 685 371

