

## 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

6/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$165,000

&

\$180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

508/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$215,000	17-Jan-25
23/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$180,000	21-Jul-24
12/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$170,000	07-Apr-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: 05 May 2025



**508/435 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**

1 1 -

Sold Price

<sup>RS</sup>

**\$215,000**

Sold Date

**17-Jan-25**

Distance

**0km**



**23/435 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**

1 1 -

Sold Price

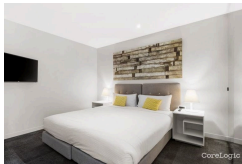
**\$180,000**

Sold Date

**21-Jul-24**

Distance

**0km**



**12/435 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**

1 1 -

Sold Price

<sup>RS</sup>

**\$170,000**

Sold Date

**07-Apr-25**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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