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	66 SUMMIT 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	$720,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Frankston
Period-from	01 Sep 2025	to	31 Aug 2026	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
3/41 YUILLE STREET FRANKSTON VIC 3199	$795,000	07-Sep-26
3/6 ARGYLE STREET FRANKSTON VIC 3199	$755,000	16-Apr-26
1/5 POINCIANA STREET FRANKSTON SOUTH VIC 3199	$721,000	02-Jun-26

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: 18 September 2026

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3/41 YUILLE STREET FRANKSTON VIC 3199

3 2 2

Sold Price RS $795,000 Sold Date 07-Sep-26

Distance 0.63km

3/6 ARGYLE STREET FRANKSTON VIC 3199

3 1 1

Sold Price $755,000 Sold Date 16-Apr-26

Distance 0.7km

1/5 POINCIANA STREET FRANKSTON SOUTH VIC 3199

2 - 1

Sold Price $721,000 Sold Date 02-Jun-26

Distance 0.72km

RS = Recent sale **UN** = Undisclosed Sale

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