

## 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

710/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$180,000

&

\$190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2024

to

31 Jul 2025

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 7/435 NEPEAN HIGHWAY FRANKSTON VIC 3199  | \$183,800 | 26-Jul-25 |
| 12/435 NEPEAN HIGHWAY FRANKSTON VIC 3199 | \$170,000 | 07-Apr-25 |
| 14/435 NEPEAN HIGHWAY FRANKSTON VIC 3199 | \$185,000 | 03-Jun-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: 20 August 2025



## 7/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

1 1 -

Sold Price

<sup>RS</sup>

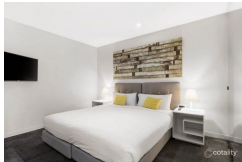
**\$183,800**

Sold Date

**26-Jul-25**

Distance

**0.02km**



## 12/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

1 1 1

Sold Price

<sup>RS</sup>

**\$170,000**

Sold Date

**07-Apr-25**

Distance

**0.02km**



## 14/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

1 1 -

Sold Price

**\$185,000**

Sold Date

**03-Jun-25**

Distance

**0.02km**



## 16/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

- 1 -

Sold Price

**\$175,000**

Sold Date

**15-May-25**

Distance

**0.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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