

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

8/34 WILLIAMS 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2025

to

30 Apr 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

2/34 WILLIAMS STREET FRANKSTON VIC 3199	\$445,000	24-Mar-26
5/34 WILLIAMS STREET FRANKSTON VIC 3199	\$533,000	14-Jul-25
2/40-42 WILLIAMS STREET FRANKSTON VIC 3199	\$635,000	30-Oct-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: 29 May 2026



**2/34 WILLIAMS STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$445,000** Sold Date **24-Mar-26**

Distance **0km**



**5/34 WILLIAMS STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$533,000** Sold Date **14-Jul-25**

Distance **0km**



**2/40-42 WILLIAMS STREET
FRANKSTON VIC 3199**

2 1 2

Sold Price **\$635,000** Sold Date **30-Oct-25**

Distance **0.06km**



**4/3 DENBIGH STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price **\$675,000** Sold Date **25-Nov-25**

Distance **0.06km**

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

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