

# 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 9/41 Deane Street, Frankston Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$525,000

### Median sale price

Median price \$538,750 Property Type Unit Suburb Frankston

Period - From 01/07/2024 to 30/06/2025 Source REIV

### 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
1	4/11 Shaftesbury St FRANKSTON 3199	\$580,000	09/09/2025
2	5/51-53 Screen St FRANKSTON 3199	\$500,000	04/09/2025
3	2/8 Nursery Av FRANKSTON 3199	\$477,000	18/08/2025

**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: 17/09/2025 15:17



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$490,000 - \$525,000  
**Median Unit Price**  
Year ending June 2025: \$538,750

## Comparable Properties



**4/11 Shaftesbury St FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 09/09/2025  
**Property Type:** Unit



**5/51-53 Screen St FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 04/09/2025  
**Property Type:** Unit  
**Land Size:** 200 sqm approx



**2/8 Nursery Av FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$477,000  
**Method:** Private Sale  
**Date:** 18/08/2025  
**Property Type:** Unit  
**Land Size:** 277 sqm approx

**Account - Fosterfroling Real Estate | P: 03 9781 3366**