

## 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

7/199-201 BEACH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2024

to

31 May 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

2/19-21 RESERVOIR ROAD FRANKSTON VIC 3199	\$500,000	21-Jan-25
1/33 DEANE STREET FRANKSTON VIC 3199	\$479,950	06-Feb-25
3/90 NURSERY AVENUE FRANKSTON VIC 3199	\$466,000	08-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: 30 June 2025


**2/19-21 RESERVOIR ROAD  
FRANKSTON VIC 3199**

2   1   1

 Sold Price   **\$500,000**   Sold Date   **21-Jan-25**

 Distance   **0.35km**

**1/33 DEANE STREET FRANKSTON  
VIC 3199**

2   1   1

 Sold Price   **\$479,950**   Sold Date   **06-Feb-25**

 Distance   **0.55km**

**3/90 NURSERY AVENUE  
FRANKSTON VIC 3199**

2   1   1

 Sold Price   <sup>RS</sup> **\$466,000**   Sold Date   **08-Apr-25**

 Distance   **0.75km**
**RS** = Recent sale      **UN** = Undisclosed Sale

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