

## 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

1/6 NURSERY AVENUE FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2024

to

30 Jun 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

1/10-12 MARINA AVENUE FRANKSTON VIC 3199	\$590,000	13-Jun-25
1/10 ST JOHNS AVENUE FRANKSTON VIC 3199	\$570,000	16-Jun-25
2/10 NURSERY AVENUE FRANKSTON VIC 3199	\$565,000	05-May-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: 08 July 2025



**1/10-12 MARINA AVENUE  
FRANKSTON VIC 3199**

 2  1  1

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**13-Jun-25**

Distance

**0.92km**



**1/10 ST JOHNS AVENUE  
FRANKSTON VIC 3199**

 2  1  1

Sold Price

<sup>RS</sup>

**\$570,000**

Sold Date

**16-Jun-25**

Distance

**1.02km**



**2/10 NURSERY AVENUE  
FRANKSTON VIC 3199**

 2  2  1

Sold Price

**\$565,000**

Sold Date

**05-May-25**

Distance

**0.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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