

## 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

2/8 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

\$470,000

&

\$510,000

### 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

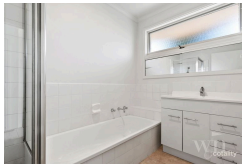
9/5 RESERVOIR ROAD FRANKSTON VIC 3199	\$473,500	09-Apr-24
6/15-17 DEANE STREET FRANKSTON VIC 3199	\$497,000	03-Feb-24
1/6 RESERVOIR ROAD FRANKSTON VIC 3199	\$470,000	24-Aug-24

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: 21 July 2025

Darren Dowel  
P 97810088  
M 0402 066 436  
E darren.dowel@Aquire.re



**9/5 RESERVOIR ROAD  
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$473,500** Sold Date **09-Apr-24**

Distance **0.08km**



**6/15-17 DEANE STREET  
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$497,000** Sold Date **03-Feb-24**

Distance **0.09km**



**1/6 RESERVOIR ROAD  
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$470,000** Sold Date **24-Aug-24**

Distance **0.19km**

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

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