

# 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

85 Frank 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 \$845,000 & \$925,000

### Median sale price

Median price \$740,000 Property Type House Suburb Frankston

Period - From 01/04/2024 to 31/03/2025 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	2 Musselburgh Ct FRANKSTON 3199	\$876,000	05/04/2025
2	4 Kooluna Ct FRANKSTON 3199	\$892,000	06/03/2025
3	30 Queen St FRANKSTON 3199	\$880,000	15/12/2024

**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:

12/05/2025 08:50

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**Indicative Selling Price**  
\$845,000 - \$925,000  
**Median House Price**  
Year ending March 2025: \$740,000



**Property Type:** House (Res)  
**Land Size:** 547 sqm approx  
**Agent Comments**

## Comparable Properties



**2 Musselburgh Ct FRANKSTON 3199 (REI)**

**Agent Comments**



**Price:** \$876,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 643 sqm approx



**4 Kooluna Ct FRANKSTON 3199 (REI)**

**Agent Comments**



**Price:** \$892,000  
**Method:** Private Sale  
**Date:** 06/03/2025  
**Property Type:** House  
**Land Size:** 659 sqm approx



**30 Queen St FRANKSTON 3199 (REI)**

**Agent Comments**



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 15/12/2024  
**Property Type:** House  
**Land Size:** 1075 sqm approx

**Account - McGrath Langwarrin** | P: 03 9775 7500 | F: 03 9775 7009



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