

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

606/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

Indicative selling price

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

Single Price

or range
between

\$210,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

906/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	-	22-May-26
16/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	-	11-Dec-25
435 NEPEAN HIGHWAY FRANKSTON VIC 3199	-	07-Apr-26

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: 11 August 2026

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	906/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	Sold Price	RS - UN	Sold Date 22-May-26
 1  1  1	Distance 0.03km			
	16/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	Sold Price	-	Sold Date 11-Dec-25
 1  1  -	Distance 0.03km			
	435 NEPEAN HIGHWAY FRANKSTON VIC 3199	Sold Price	RS	Sold Date 07-Apr-26
 1  1  -	Distance 0.03km			

RS = Recent sale UN = Undisclosed Sale

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