

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

2b Muir Street, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$990,000

Median sale price

Median price \$735,000

Property Type House

Suburb Frankston

Period - From 01/01/2025

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	1/22 Gowrie Av FRANKSTON SOUTH 3199	\$972,500	29/05/2025
2	3/13 Muir St FRANKSTON 3199	\$960,000	12/05/2025
3	11 Bowes St FRANKSTON SOUTH 3199	\$990,000	12/03/2025

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:

12/06/2025 10:38



3 2 2

Property Type: House

Agent Comments

Comparable Properties



1/22 Gowrie Av FRANKSTON SOUTH 3199 (REI)

Agent Comments

3 2 1

Price: \$972,500

Method: Private Sale

Date: 29/05/2025

Property Type: House

Land Size: 264 sqm approx



3/13 Muir St FRANKSTON 3199 (REI)

Agent Comments

3 2 3

Price: \$960,000

Method: Private Sale

Date: 12/05/2025

Property Type: Townhouse (Single)



11 Bowes St FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000

Method: Auction Sale

Date: 12/03/2025

Property Type: House (Res)

Land Size: 478 sqm approx