

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

2/305 Nepean Highway, Frankston Vic 3199

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$540,000

Property Type

Unit

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	1/2 Mereweather Av FRANKSTON 3199	\$435,000	25/03/2025
2	9/21 Wells Rd SEAFORD 3198	\$415,000	13/01/2025
3			

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:

16/06/2025 14:33

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending March 2025: \$540,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/2 Mereweather Av FRANKSTON 3199 (REI)

Agent Comments

2 1 1

Price: \$435,000

Method: Private Sale

Date: 25/03/2025

Property Type: Unit

Land Size: 105 sqm approx



9/21 Wells Rd SEAFORD 3198 (REI/VG)

Agent Comments

2 1 1

Price: \$415,000

Method: Private Sale

Date: 13/01/2025

Rooms: 6

Property Type: Unit

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.

Account - Community Real Estate