

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

9 SOMME AVENUE 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

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Other

Suburb

Frankston

Period-from

01 Mar 2025

to

28 Feb 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

36A VIOLET STREET FRANKSTON SOUTH VIC 3199	\$1,600,000	10-Nov-25
1 HOADLEY AVENUE FRANKSTON SOUTH VIC 3199	\$1,610,000	04-Oct-25

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.

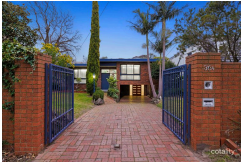
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**36A VIOLET STREET FRANKSTON
SOUTH VIC 3199**

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Sold Price

\$1,600,000

Sold Date

10-Nov-25

Distance

0.21km**1 HOADLEY AVENUE FRANKSTON
SOUTH VIC 3199**

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Sold Price

\$1,610,000

Sold Date

04-Oct-25

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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