

## 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

612/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

\$229,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

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

5/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$260,000	16-Oct-25
9/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$246,000	17-Aug-25
9/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$252,000	28-Aug-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.

This Statement of Information was prepared on: 19 March 2026



**5/435 NEPEAN HIGHWAY  
 FRANKSTON VIC 3199**

 1  -  -

Sold Price **\$260,000** Sold Date **16-Oct-25**

Distance **0km**



**9/435 NEPEAN HIGHWAY  
 FRANKSTON VIC 3199**

 1  1  -

Sold Price **\$246,000** Sold Date **17-Aug-25**

Distance **0km**



**5/435 NEPEAN HIGHWAY  
 FRANKSTON VIC 3199**

 1  1  1

Sold Price **\$252,000** Sold Date **28-Aug-25**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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