

## 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

60 FRANK STREET 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

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2025

to

31 Jan 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

4 ALBERT COURT FRANKSTON VIC 3199	\$896,000	25-Sep-25
4 DALY STREET FRANKSTON VIC 3199	\$900,000	07-Oct-25
55 CRANBOURNE ROAD FRANKSTON VIC 3199	\$875,000	04-Sep-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: 17 February 2026

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**4 ALBERT COURT FRANKSTON VIC 3199** Sold Price

**\$896,000** Sold Date **25-Sep-25**

 3  2  1

Distance **0.79km**



**4 DALY STREET FRANKSTON VIC 3199** Sold Price

**\$900,000** Sold Date **07-Oct-25**

 3  2  1

Distance **0.88km**



**55 CRANBOURNE ROAD FRANKSTON VIC 3199**

Sold Price

**\$875,000** Sold Date **04-Sep-25**

 4  2  2

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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